Recent Changes in the Housing and Mortgage Markets of Pennsylvania; Working Paper #1-2011

I. Introduction

The Business Cycle Dating Committee of the National Bureau of Economic Research (NBER) is the authority relied upon to date the US economy's business cycles. The NBER defines a recession as:

> *… a significant decline in economic activity spread across the economy, lasting more than a few months, normally visible in production, employment, real income, and other indicators. A recession begins when the economy reaches a peak of activity and ends when the economy reaches its trough. Between trough and peak, the economy is in an expansion … Because a recession is a broad contraction of the economy, not confined to one sector, the committee emphasizes economy-wide measures of economic activity.*[1]

No state has been immune from this recession, but some have been impacted more severely than others. This series of White Papers will detail a variety of subjects important to the Pennsylvania Housing Finance Agency (PHFA) as it develops policies, programs, and procedures to support the Commonwealth's housing market while navigating the throes of this difficult economic time. This paper, the first of the series, will detail the general conditions of the housing and mortgage markets – with some specific attention paid to jobs and income as drivers of that market. Subsequent papers will address in detail the Commonwealth's: (1) home prices, and affordability; and (2) rental housing market.

II. Gross Domestic Product

The current recession is reported to have begun in December of 2007 and, in September of 2010, the NBER reported that the national economy reached its trough in June of 2009. Thus, this most recent business cycle lasted some 18 months, making it the longest recession since World War II.[2] Although the US economy no longer technically remains in recession, not every part of the US experienced the recession or any subsequent recovery in the same way or to the same extent. For example, the Bureau of Economic Analysis (BEA) reports that from 2006 to 2007, the US Gross Domestic Product (GDP) – the primary indicator of domestic production - grew by 1.9% but declined between 2007 and 2008. From 2008 to 2009 the US GDP declined by another 2.5% and returned to growth between 2009 and 2010.[3] Pennsylvania's GDP grew by 1.9% between 2006 and 2007 and was essentially flat between 2007 and 2008. Pennsylvania did experience a decline between 2008 and 2009 – albeit not as severe as the US average – but returned to above US average growth between 2009 and 2010.[4]

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[1] See: http://www.nber.org/cycles/dec2008.html

[2] http://www.nber.org/cycles/sept2010.html

[3] http://www.bea.gov/newsreleases/national/gdp/2010/pdf/gdp2q10_adv.pdf

[4] http://www.bea.gov/newsreleases/regional/gdp_state/gsp_newsrelease.htm

Real GDP by State, 2007-2010									
	Millions of chained (2005) dollars				Percent change				
	2007	2008	2009	2010*	2007	2008	2009	2010*	2010 Rank*
United States	**13,143,678**	**13,100,045**	**12,773,853**	**13,099,722**	**1.9**	**-0.3**	**-2.5**	**2.6**	**.....**
Delaware	57,079	54,323	55,472	56,199	3.3	-4.8	2.1	1.3	42
Maryland	257,023	259,431	257,382	264,882	1.8	0.9	-0.8	2.9	16
New Jersey	444,651	445,504	428,222	438,721	0.9	0.2	-3.9	2.5	23
Pennsylvania	498,773	499,495	490,996	505,935	1.9	0.1	-1.7	3.0	14

Table 1: Change in GDP by State

III. Unemployment

Unemployment, the NBER's second indicator of recession, more than doubled in Pennsylvania between the end of 2007 and the first quarter of 2010. In fact, Pennsylvania's unemployment rate began to rise in the 3rd quarter of 2006, a few quarters before the NBER pegs the beginning of the recession. Among Mid-Atlantic states, Pennsylvania's unemployment rate typically exceeds Delaware and Maryland, but as the recession took hold, New Jersey' rate surpassed Pennsylvania.

	Delaware	Maryland	New Jersey	Pennsylvania	US
2007 Q1	3.6	3.4	4.3	4.5	4.8
2007 Q2	3.7	3.7	4.2	4.4	4.4
2007 Q3	3.3	3.4	4.1	4.0	4.7
2007 Q4	3.6	3.4	4.3	4.4	4.6
2008 Q1	4.2	3.7	5.1	5.2	5.3
2008 Q2	4.8	4.4	5.2	5.3	5.2
2008 Q3	5.3	4.6	5.6	5.1	6.0
2008 Q4	6.3	5.5	6.7	6.1	6.6
2009 Q1	7.9	6.8	8.9	8.0	8.8
2009 Q2	8.4	7.3	9.5	8.3	9.1
2009 Q3	8.2	7.0	9.6	8.2	9.6
2009 Q4	8.6	7.1	9.7	8.5	9.5
2010 Q1	8.9	7.7	10.1	9.4	10.4
2010 Q2	8.5	7.4	9.4	8.7	9.5
2010 Q3	8.1	7.2	9.0	8.0	9.5
2010 Q4	8.2	7.0	8.7	8.1	9.2
2011 Q1	8.2	7.0	9.6	8.0	9.5
2011 Q2	NA	NA	NA	NA	8.9

Table 2: Unemployment Rate; 2007-2011

As of the most recent data available (1st quarter 2011) within Pennsylvania, the metro areas manifesting the most acute unemployment problems are: Scranton-Wilkes Barre (9.3% - down from its peak of 10.4), Allentown-Bethlehem-Easton (8.9% - down from its peak of 10.1%), Johnstown (8.6% - down from its peak of 10.2%), Erie (8.5% - down from its peak of 10.6%) and Philadelphia-Camden-Wilmington (8.5% - down from its peak of 9.4%).

Among Pennsylvania's most populous counties, those with the highest unemployment rates at the end of the first quarter of 2011 are: Philadelphia (10% - down from its peak of 11%), Monroe (9.6% - down from its peak of

10.3%), Lehigh (8.7% - down from its peak of 10%), Northampton (8.6% - down from its peak of 9.8%) and Erie (8.5% - down from its peak of 10.6%).[5]

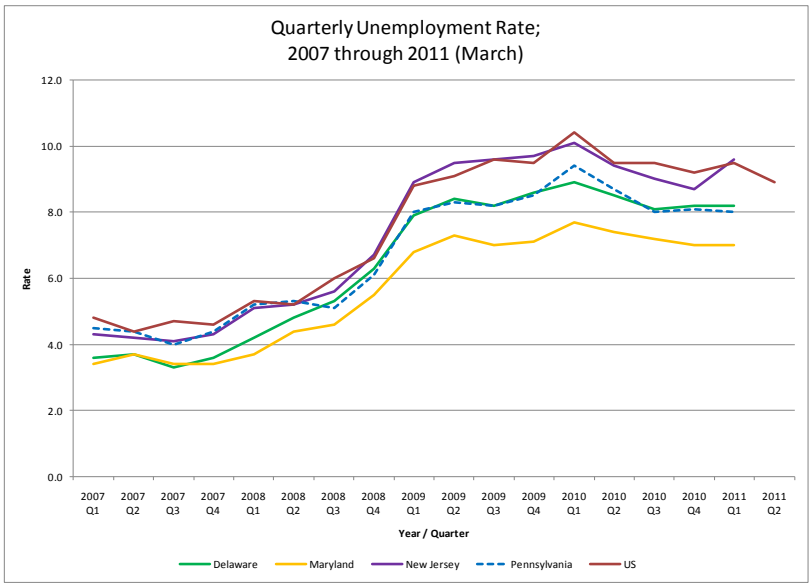

Figure 1: US and Mid-Atlantic Unemployment Rates; 2007-2011 (Q1)

IV. Income

Average annual pay, as reported by the Bureau of Labor Statistics[6], shows that between 2001 and 2010 the US average annual pay rose by 29.1%, ending this period with an average of $46,742. Pennsylvania's average in 2010 was approximately $1,000 below the US average and below that of the Mid-Atlantic states of New Jersey, Maryland and Delaware.

Since 2001, Pennsylvania's average annual pay increased at rate greater than the US average. In fact, Pennsylvania's change between 2001 and 2010 exceeded all Mid-Atlantic states except for Maryland. Breaking out the period pre- and post-onset of the recession, Pennsylvania performed reasonably well compared to the US average and all but Maryland in the Mid-Atlantic.

[5] The city of Pittsburgh – although not shown in the resource tables – ended the first quarter of 2011 at 7.3%, down from its peak of 8.6%.

[6] Data extracted from databases made available at www.bls.gov.

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Percent Change; 2001-2010	Percent Change; 2001-2007	Percent Change; 2008-2010
United States	36219	36764	37765	39354	40677	42535	44458	45563	45559	46742	29.1%	22.7%	2.6%
Delaware	38427	39684	40954	42487	44622	46285	47308	47569	47770	48716	26.8%	23.1%	2.4%
Maryland	38253	39382	40686	42579	44368	46162	48241	49535	50579	51738	35.3%	26.1%	4.4%
New Jersey	44320	45182	46351	48064	49471	51645	53853	55280	55168	56371	27.2%	21.5%	2.0%
Pennsylvania	34978	35808	36995	38555	39661	41349	43239	44381	44829	45734	30.8%	23.6%	3.0%

Table 3: Average Annual Pay

Among Pennsylvania's most populous counties, the highest weekly wages as of the 4th quarter of 2010 were found in Chester ($1,264), Montgomery ($1,200), Philadelphia ($1,156), Allegheny ($1,033), and Delaware ($1,011).[7] Lower wages were observed in Erie ($754), Westmoreland ($780), Berks ($800), Monroe ($806) and Lancaster ($811).

Individual wages combine into households and families.[8,9] Household and family income not only includes contributions of each wage-earner, but also income attributed to non-wage sources (e.g., interest, dividends, pension, social security, etc.). Pennsylvania's household and family incomes ranked among the lowest in the Mid-Atlantic in 2000. By 2009, in real terms, Pennsylvania's median household income had declined by 4.5% and family income by 2.2%. In the past decade, Delaware is the most challenged among Mid-Atlantic states.

	Household Income				Family Income			
	2000	2009	2009 (in 1999 dollars)	Inf Adjusted Pct Change	2000	2009	2009 (in 1999 dollars)	Inf Adjusted Pct Change
Delaware	$ 47,381	$ 56,860	$ 43,998	-7.1%	$ 55,257	$ 67,582	$ 52,294	-5.4%
Maryland	$ 52,868	$ 69,272	$ 53,602	1.4%	$ 61,876	$ 84,254	$ 65,195	5.4%
New Jersey	$ 55,146	$ 68,342	$ 52,883	-4.1%	$ 65,370	$ 83,381	$ 64,520	-1.3%
Pennsylvania	$ 40,106	$ 49,520	$ 38,318	-4.5%	$ 49,184	$ 62,185	$ 48,118	-2.2%

Table 4: Median Household and Family Income

[7] Bureau of Labor Statistics, 11/2/2009. "County Employment and Wages in Pennsylvania – First Quarter 2009".

[8] Median household and family data were gathered from the US Department of the Commerce, Bureau of the Census. 2000 income data (reflecting 1999 income) were obtained from Summary File 3 reports. 2008 income data were obtained from the Census' American Community Survey, 2008 3-Year Estimate file and these data adjust all three years' income to 2008 dollars. TRF then turned all median income amounts to 1999 income using the Bureau of Labor Statistics Inflation Calculator.

[9] The Census defines a household as including all of the people who regularly occupy a housing unit as their usual place of residence. Census defines a family as including two or more people who live together who are related by birth, marriage or adoption.

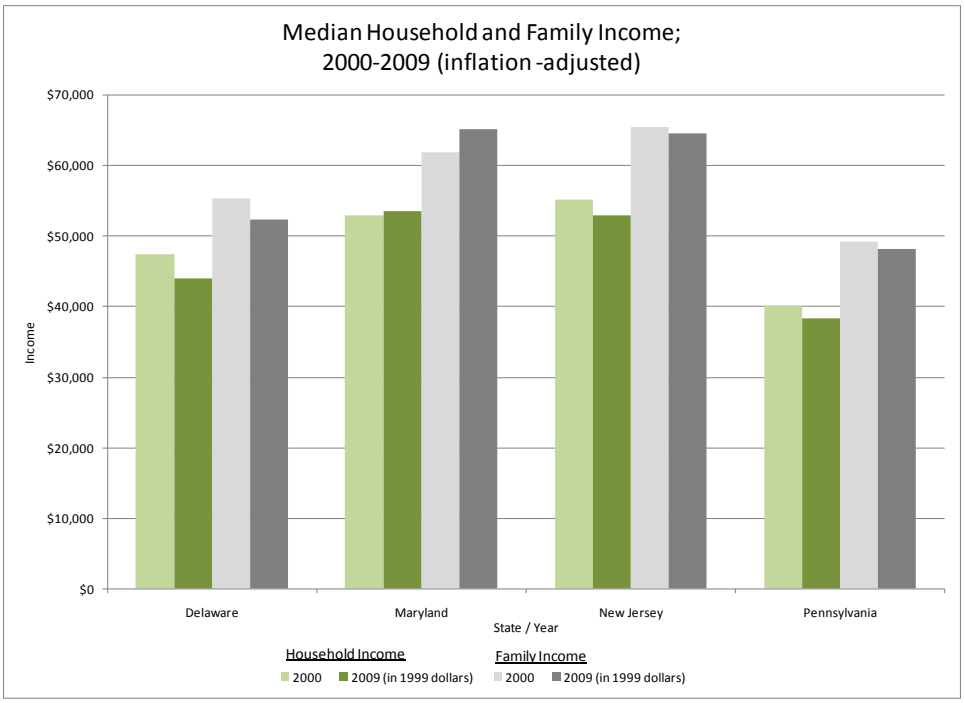

Figure 2: Median Household & Family Income

V. Population[10]

Pennsylvania's population grew slowly over the decade, achieving a 2.8% rise to 12.63 million residents. Growth over that time period was uneven, in that the population grew in the first part of the decade at a slightly slower rate than the later part of the decade. Over the past decade, Pennsylvania grew at the slowest rate of the Mid-Atlantic states, although it remains the most populous of those states. Delaware, the smallest Mid-Atlantic state, achieved a 13.4% growth in population.

	July 1, 2010	July 1, 2009	July 1, 2008	July 1, 2007	July 1, 2006	July 1, 2005	July 1, 2004	July 1, 2003	July 1, 2002	July 1, 2001	July 1, 2000	Percent Change; 2000-2010	Percent Change; 2000-2004	Percent Change; 2005-2010
Delaware	891,464	884,124	876,794	865,314	853,301	840,296	827,154	815,525	804,636	794,954	786,417	13.4%	5.2%	6.1%
Maryland	5,737,274	5,688,399	5,650,870	5,627,211	5,605,552	5,576,889	5,537,913	5,491,971	5,437,880	5,374,009	5,310,504	8.0%	4.3%	2.9%
New Jersey	8,732,811	8,693,723	8,657,319	8,630,810	8,619,354	8,619,564	8,610,474	8,585,567	8,543,281	8,488,427	8,430,799	3.6%	2.1%	1.3%
Pennsylvania	12,632,780	12,602,112	12,562,536	12,517,701	12,466,485	12,415,908	12,387,357	12,360,988	12,324,237	12,296,977	12,283,881	2.8%	0.8%	1.7%

Table 5: Estimated Population

An area's population change is typically broken into component parts to more precisely understand the change. These component parts are: *natural* (i.e., a comparison of the number of people added through birth to those subtracted through death) and *migration* (i.e., a comparison of the number of people who move into an area

[10] All population data in this section derive from the US Census Bureau's estimates reported through its Population Division (http://www.census.gov/popest/).

compared to the number that move out). Migration is further divided by the source/destination of migration, which can be domestic (i.e., from another US state) or international (i.e., from outside the US).

Pennsylvania's growth in population is roughly equally distributed between natural increase and increase due to migration. From the perspective of domestic migration, Pennsylvania lost 40 thousand more residents to other US states than came into Pennsylvania. However Pennsylvania drew 176.5 thousand more people from outside the US than it lost. Delaware, a state that grew at a much faster rate than PA, gained largely from both natural and domestic migration. Maryland, which also grew at a much greater rate than Pennsylvania, did so owing largely to natural increase with a substantial positive international migration number. Unlike the other Mid-Atlantic states, New Jersey experienced a net migration loss owing to a large domestic outmigration partially offset by international migration. New Jersey also benefitted from a large natural increase in population.

	Total Population 7/1/2009	Total Population Change; 2000-2009	Natural Increase	Vital Events		Net Migration			Percent of Total Change Attributed to Natural Increase
				Births	Deaths	Total	International	Domestic	
Delaware	885,122	101,565	40,095	106,409	66,314	66,047	19,523	46,524	39.5%
Maryland	5,699,478	402,934	293,234	698,269	405,035	95,290	191,262	-95,972	72.8%
New Jersey	8,707,739	293,361	374,414	1,038,937	664,523	-60,000	399,803	-459,803	127.6%
Pennsylvania	12,604,767	323,696	166,796	1,350,244	1,183,448	136,359	176,498	-40,139	51.5%

Table 6: Components of Population Change

Counties in Pennsylvania manifesting the greatest proportionate growth over the decade are Forest, a rural county of under 7,000 people (40.1%), Pike (28.9%), Monroe (19.0%), Chester (15.2%) and Franklin (12.7%).[11] Among Pennsylvania's largest counties, Philadelphia reversed a 50+ year period of population decline manifesting a 3.0% increase over the decade. Philadelphia experienced a small population increase (0.3%) over the first half of the decade. Growth during the second half of the decade was relatively robust (2.5%). The population of Pennsylvania's second most populous county, Allegheny County, declined by 4.7%, with much of that decline occurring in the first half of the decade. Montgomery county experienced modest growth (5.1%), somewhat stronger in the first half of the decade (2.9%) than later (2.1%).

[11] Population growth in Forest County is attributable, at least in part, to SCI Forest prison, which opened in 2004. PA Department of Corrections reports show that there are approximately 2,300 prisoners at the close of 2009.

Geographic Area	Census 2000	July 2000 Estimate	July 2001 Estimate	July 2002 Estimate	July 2003 Estimate	July 2004 Estimate	July 2005 Estimate	July 2006 Estimate	July 2007 Estimate	July 2008 Estimate	July 2009 Estimate	April 2010 Estimate	July 2010 Estimate	Percent Change; 2000-2010
Pennsylvania	12,281,054	12,283,881	12,296,977	12,324,237	12,360,988	12,387,357	12,415,908	12,466,485	12,517,701	12,562,536	12,602,112	12,625,433	12,632,780	2.8%
Adams County	91,292	91,504	92,720	94,151	95,806	97,669	99,039	100,418	101,180	101,889	102,222	102,478	102,560	12.1%
Allegheny County	1,281,666	1,280,060	1,272,669	1,265,586	1,257,950	1,246,305	1,232,770	1,223,319	1,219,953	1,218,453	1,219,306	1,220,259	1,220,510	-4.7%
Armstrong County	72,392	72,262	71,739	71,405	71,163	70,757	69,800	69,077	68,785	68,430	67,820	67,540	67,443	-6.7%
Beaver County	181,412	181,128	179,573	178,574	177,910	176,829	175,303	173,817	172,921	172,281	171,638	171,766	171,797	-5.2%
Bedford County	49,984	49,934	49,753	49,687	49,716	49,679	49,489	49,622	49,628	49,773	49,588	49,442	49,390	-1.1%
Berks County	373,638	374,577	377,143	380,618	384,674	389,106	393,613	398,966	402,113	404,336	406,179	407,434	407,843	8.9%
Blair County	129,144	128,984	128,299	127,333	126,899	126,552	125,907	126,016	126,003	125,995	125,966	125,824	125,770	-2.5%
Bradford County	62,761	62,732	62,465	62,306	61,969	61,806	61,755	61,447	61,331	61,184	61,154	61,248	61,276	-2.3%
Bucks County	597,635	599,266	603,074	607,374	610,338	613,728	616,083	619,231	621,407	623,681	625,300	626,049	626,280	4.5%
Butler County	174,083	174,528	175,808	177,441	178,662	179,318	179,961	181,509	182,382	183,542	184,357	184,983	185,178	6.1%
Cambria County	152,598	152,155	150,898	149,778	148,717	147,680	146,681	145,760	145,013	144,396	143,974	143,470	143,292	-5.8%
Cameron County	5,974	5,902	5,859	5,766	5,710	5,548	5,451	5,372	5,315	5,241	5,170	5,160	5,156	-12.6%
Carbon County	58,802	58,793	59,161	59,519	59,994	60,635	61,528	62,092	63,175	63,632	63,738	63,668	63,640	8.2%
Centre County	135,758	135,830	136,778	139,259	140,605	141,102	141,595	143,980	144,049	145,470	146,151	146,525	146,656	8.0%
Chester County	433,501	435,502	441,415	448,435	455,821	463,615	471,212	479,880	487,317	492,981	498,096	500,873	501,789	15.2%
Clarion County	41,765	41,696	41,427	41,024	41,007	40,158	40,037	40,107	39,846	39,743	39,506	39,279	39,203	-6.0%
Clearfield County	83,382	83,512	83,108	83,113	82,661	82,305	82,112	82,819	83,040	82,707	82,626	82,396	82,320	-1.4%
Clinton County	37,914	37,882	37,657	37,482	37,367	37,214	37,162	37,219	37,142	36,999	36,881	36,865	36,859	-2.7%
Columbia County	64,151	63,887	64,038	64,134	64,315	64,410	64,372	64,486	64,619	64,873	65,262	65,191	65,165	2.0%
Crawford County	90,366	90,295	90,033	89,907	89,651	89,388	89,065	89,024	89,056	88,510	88,495	88,186	88,080	-2.5%
Cumberland County	213,674	213,928	214,958	217,021	218,838	220,417	222,261	225,445	227,178	229,680	232,087	233,429	233,881	9.3%
Dauphin County	251,798	251,792	251,555	252,527	252,886	252,541	252,998	254,481	256,489	257,980	258,855	259,233	259,354	3.0%
Delaware County	550,864	551,773	552,409	552,387	552,500	551,677	552,094	553,576	554,979	556,506	558,503	559,470	559,776	1.5%
Elk County	35,112	35,035	34,756	34,369	34,073	33,728	33,247	32,841	32,662	32,328	32,022	31,752	31,658	-9.6%
Erie County	280,843	280,795	281,458	281,767	282,082	279,509	278,541	279,357	279,194	278,911	279,645	280,030	280,149	-0.2%
Fayette County	148,644	148,376	146,904	146,039	145,323	145,650	145,038	144,215	143,783	142,978	142,135	141,672	141,510	-4.6%
Forest County	4,946	4,945	5,065	5,014	4,977	5,796	6,553	7,026	6,939	6,820	7,019	6,947	6,929	40.1%
Franklin County	129,313	129,715	130,312	131,410	132,657	134,412	137,159	140,212	142,292	144,117	145,376	146,038	146,251	12.7%
Fulton County	14,261	14,309	14,243	14,297	14,487	14,523	14,590	14,781	14,967	14,973	14,905	14,923	14,926	4.3%
Greene County	40,672	40,603	40,303	40,187	39,918	39,604	39,976	39,539	39,349	39,385	39,230	39,094	39,051	-3.8%
Huntingdon County	45,586	45,634	45,585	45,664	45,721	45,660	45,595	45,467	45,580	45,612	45,653	45,662	45,666	0.1%
Indiana County	89,605	89,516	89,140	88,863	88,901	88,419	87,951	87,722	87,405	87,532	87,337	87,257	87,227	-2.6%
Jefferson County	45,932	45,880	45,626	45,459	45,448	45,273	45,143	45,064	45,050	44,945	44,724	44,818	44,848	-2.2%
Juniata County	22,821	22,811	22,685	22,768	22,908	23,071	23,113	23,061	23,034	23,046	23,018	22,982	22,967	0.7%
Lackawanna County	213,295	212,916	211,985	210,659	209,797	209,180	208,910	208,515	208,882	208,842	208,352	208,190	208,127	-2.2%
Lancaster County	470,658	471,872	474,494	478,226	482,223	485,935	489,529	494,611	499,571	504,057	507,814	509,989	510,692	8.2%
Lawrence County	94,643	94,546	93,940	93,643	93,234	92,595	91,895	91,222	90,872	90,529	89,988	89,599	89,464	-5.4%
Lebanon County	120,327	120,282	120,677	121,166	122,331	123,480	124,680	126,423	128,030	129,130	130,209	130,582	130,704	8.7%
Lehigh County	312,090	312,338	314,336	316,156	319,902	323,770	328,255	333,051	336,679	340,108	342,112	343,968	344,571	10.3%
Luzerne County	319,250	318,743	315,687	313,868	312,851	311,620	311,322	310,937	311,547	311,637	312,089	311,805	311,691	-2.2%
Lycoming County	120,044	119,880	119,019	118,494	118,298	118,120	117,762	117,261	116,943	116,693	116,754	116,864	116,906	-2.5%
McKean County	45,936	45,750	45,207	45,312	44,809	44,345	43,885	43,957	43,680	43,469	43,295	43,029	42,938	-6.1%
Mercer County	120,293	120,236	119,813	119,361	119,226	118,793	118,161	117,594	117,230	116,612	116,194	115,985	115,905	-3.6%
Mifflin County	46,486	46,472	46,454	46,406	46,190	45,994	45,967	45,943	46,011	46,007	46,014	45,987	45,974	-1.1%
Monroe County	138,687	139,676	143,459	148,200	153,020	156,726	160,140	162,823	164,651	165,532	165,986	166,155	166,209	19.0%
Montgomery County	750,097	751,297	758,228	763,737	769,082	771,438	772,919	773,711	776,602	779,762	785,102	788,686	789,862	5.1%
Montour County	18,236	18,278	18,226	18,117	18,077	17,961	17,919	17,810	17,766	17,715	17,744	17,810	17,830	-2.5%
Northampton County	267,066	267,841	269,690	273,330	277,484	282,299	286,273	290,801	294,528	296,513	298,144	299,277	299,646	11.9%
Northumberland County	94,556	94,774	93,819	93,362	92,928	92,369	91,882	91,492	91,480	91,615	91,957	91,506	91,356	-3.6%
Perry County	43,602	43,602	43,737	43,800	44,080	44,277	44,505	44,845	45,169	45,255	45,563	45,645	45,671	4.7%
Philadelphia County	1,517,550	1,513,674	1,512,396	1,510,606	1,510,884	1,514,845	1,517,595	1,519,895	1,529,253	1,540,351	1,549,564	1,556,373	1,558,613	3.0%
Pike County	46,302	46,443	47,867	49,557	51,564	53,247	55,198	57,064	58,394	59,818	60,019	59,900	59,859	28.9%
Potter County	18,080	18,081	18,024	18,075	17,896	17,717	17,489	17,442	17,105	16,853	16,708	16,732	16,739	-7.4%
Schuylkill County	150,336	149,990	149,014	148,385	147,293	146,364	146,046	146,910	147,211	147,171	146,979	146,828	146,778	-2.1%
Snyder County	37,546	37,479	37,710	37,753	37,871	37,927	37,745	38,136	38,394	38,491	38,473	38,559	38,586	3.0%
Somerset County	80,023	80,043	79,450	79,461	79,489	79,016	78,514	78,227	77,840	77,417	77,263	76,938	76,826	-4.0%
Sullivan County	6,556	6,571	6,577	6,505	6,448	6,390	6,312	6,250	6,255	6,162	6,119	6,075	6,059	-7.8%
Susquehanna County	42,238	42,193	42,107	41,730	41,688	41,603	41,561	41,397	41,052	40,855	40,513	40,304	40,231	-4.7%
Tioga County	41,373	41,294	41,387	41,431	41,368	41,306	41,057	40,726	40,679	40,826	40,937	41,030	41,057	-0.6%
Union County	41,624	41,606	41,918	42,016	42,075	42,543	42,760	43,556	43,589	43,647	43,243	43,291	43,309	4.1%
Venango County	57,565	57,436	56,955	56,544	56,240	55,731	55,428	55,067	54,751	54,479	54,178	54,010	53,953	-6.1%
Warren County	43,863	43,704	43,448	42,924	42,505	42,125	41,529	41,119	40,980	40,754	40,584	40,462	40,417	-7.5%
Washington County	202,897	203,038	203,115	202,955	203,591	203,656	204,745	205,236	205,513	206,483	206,789	206,999	207,056	2.0%
Wayne County	47,722	47,842	47,960	48,265	48,825	49,254	50,106	51,518	51,765	51,222	51,900	52,126	52,198	9.1%
Westmoreland County	369,993	369,662	368,237	366,760	366,403	365,244	364,319	363,397	362,900	362,330	361,226	360,852	360,703	-2.4%
Wyoming County	28,080	28,035	28,070	27,916	27,926	27,987	27,894	27,873	27,932	27,901	27,837	27,813	27,803	-0.8%
York County	381,751	382,746	385,355	388,853	393,736	399,416	406,412	414,728	421,271	425,371	428,525	430,121	430,647	12.5%

Table 7: Annual Population Estimates of Pennsylvania Counties

VI. Housing Units

The number of housing units in Pennsylvania is estimated to have increased from approximately 5.26 million in 2000 to 5.52 million in 2009. Much of that 5% growth is estimated to have occurred before 2006, after which the growth rate declined significantly. Over the same time period, Delaware grew its housing stock by 15.1%, New Jersey by 6.3% and Maryland by 8.9%.

	Housing Unit Estimates										Percent Change;
Geographic Area	July 1, 2000	July 1, 2001	July 1, 2002	July 1, 2003	July 1, 2004	July 1, 2005	July 1, 2006	July 1, 2007	July 1, 2008	July 1, 2009	2000-2009
United States	116,301,143	117,902,732	119,447,961	121,063,726	122,802,304	124,684,684	126,470,653	128,094,609	129,269,440	129,925,421	11.7%
Delaware	344,277	349,093	353,995	360,315	368,042	375,622	383,645	389,444	393,850	396,222	15.1%
Maryland	2,151,476	2,176,196	2,201,240	2,225,806	2,250,775	2,273,608	2,299,774	2,318,513	2,332,421	2,342,104	8.9%
New Jersey	3,316,548	3,343,828	3,365,928	3,389,491	3,414,828	3,443,627	3,474,031	3,499,586	3,516,493	3,526,741	6.3%
Pennsylvania	5,257,893	5,290,460	5,321,732	5,355,899	5,392,438	5,430,664	5,462,442	5,488,104	5,507,502	5,518,556	5.0%

Table 8: Annual Housing Unit Estimates

Much of the growth in Pennsylvania's housing occurred between 2000 and 2004, with a declining estimated growth rate between 2005 and 2009. The counties with the fastest growth rate in number of housing units between 2000 and 2009 were: Pike (2000-2009: 18.1%; 2000-2004: 7.2%; 2005-2009: 7.2%), Monroe (2000-2009: 17.2%; 2000-2004: 5.3%; 2005-2009: 8.9%), Franklin (2000-2009: 13.6% 2000-2004: 5.7%; 2005-2009 – 5.5%), Chester (2000-2009: 13.5% 2000-2004 – 6.7%; 2005-2009 – 4.3%) and York (2000-2009: 12.5% 2000-2004 – 5.8%; 2005-2009 –4.68%). Pennsylvania's other counties with more than 250,000 housing units experienced the following housing stock changes: Philadelphia (2000-2009: 0.0%; 2000-2004: -0.4%; 2005-2009: 0.2%), Allegheny (2000-2009: 1.5%; 2000-2004: 1.0%; 2005-2009: 0.3%), Montgomery (2000-2009: 6.0%; 2000-2004: 2.9%; 2005-2009: 2.3%), and Bucks (2000-2009: 7.0%; 2000-2004: 4.2%; 2005-2009: 1.8%).

Building permit activity is an especially stark indicator of when the Mid-Atlantic economy began to suffer. In Pennsylvania, building permit activity peaked in 2004 and began to drop precipitously thereafter. Maryland, New Jersey and Delaware all peaked a year later. The percentage drop in Pennsylvania, however, seems to have been less than its Mid-Atlantic neighbors following the peak. Pennsylvania continues to show decline in building permit activity through 2009. Maryland and New Jersey appear to be showing signs of a rebound, although in actuality those states show only a reduction in the rate of decline.

Geographic Area	Housing Unit Estimates											
	Census 2000	Estimates Base 2000	July 1, 2000	July 1, 2001	July 1, 2002	July 1, 2003	July 1, 2004	July 1, 2005	July 1, 2006	July 1, 2007	July 1, 2008	July 1, 2009
Pennsylvania	5,249,750	5,249,764	5,257,893	5,290,460	5,321,732	5,355,899	5,392,438	5,430,664	5,462,442	5,488,104	5,507,502	5,518,556
Adams County	35,831	35,831	35,981	36,584	37,105	37,693	38,163	38,766	39,290	39,734	40,025	40,206
Allegheny County	583,646	583,645	583,980	585,323	586,840	588,658	589,716	590,838	591,475	592,176	592,516	592,592
Armstrong County	32,387	32,386	32,419	32,514	32,589	32,661	32,740	32,850	32,869	32,863	32,825	32,782
Beaver County	77,765	77,765	77,849	78,188	78,459	78,689	78,937	79,342	79,555	79,651	79,728	79,703
Bedford County	23,529	23,526	23,570	23,751	23,887	24,014	24,159	24,312	24,365	24,417	24,464	24,504
Berks County	150,222	150,222	150,605	152,138	153,853	155,634	157,302	158,607	159,610	160,396	161,262	161,545
Blair County	55,061	55,061	55,098	55,249	55,404	55,614	55,864	56,238	56,277	56,319	56,449	56,491
Bradford County	28,664	28,664	28,706	28,877	29,015	29,126	29,288	29,414	29,446	29,466	29,510	29,513
Bucks County	225,498	225,497	226,098	228,503	230,295	232,692	235,484	237,627	239,282	240,373	241,261	241,912
Butler County	69,868	69,868	70,117	71,116	72,259	73,151	74,187	75,104	76,097	77,242	78,018	78,412
Cambria County	65,796	65,813	65,840	65,952	66,024	66,096	66,194	66,368	66,432	66,496	66,483	66,562
Cameron County	4,592	4,592	4,594	4,603	4,614	4,622	4,626	4,629	4,625	4,620	4,609	4,601
Carbon County	30,492	30,490	30,530	30,692	30,898	31,178	31,534	31,986	32,476	32,976	33,347	33,441
Centre County	53,161	53,163	53,313	53,915	54,615	55,513	56,439	57,039	57,627	58,169	58,660	58,984
Chester County	163,773	163,773	164,469	167,254	169,860	172,855	175,518	178,837	181,531	183,638	185,322	186,605
Clarion County	19,426	19,426	19,456	19,575	19,679	19,754	19,846	19,999	20,051	20,085	20,084	20,054
Clearfield County	37,855	37,854	37,897	38,076	38,249	38,363	38,546	38,785	38,877	38,962	38,983	38,968
Clinton County	18,166	18,165	18,196	18,319	18,464	18,565	18,694	18,810	18,867	18,916	18,954	18,956
Columbia County	27,733	27,732	27,792	28,032	28,172	28,343	28,490	28,794	28,911	28,989	29,055	29,111
Crawford County	42,416	42,419	42,478	42,715	42,896	43,153	43,347	43,577	43,638	43,721	43,767	43,743
Cumberland County	86,951	86,950	87,176	88,083	89,038	90,147	91,365	92,465	93,625	94,503	95,684	96,643
Dauphin County	111,133	111,136	111,285	111,883	112,529	113,203	114,238	115,069	116,012	116,567	116,979	117,271
Delaware County	216,978	216,979	217,133	217,749	218,776	219,183	219,801	220,203	220,561	220,947	220,976	220,943
Elk County	18,115	18,115	18,135	18,217	18,269	18,310	18,336	18,391	18,398	18,430	18,440	18,463
Erie County	114,322	114,323	114,475	115,084	115,655	116,137	116,687	117,348	117,809	118,226	118,712	118,829
Fayette County	66,490	66,490	66,566	66,873	67,035	67,205	67,342	67,492	67,456	67,402	67,296	67,408
Forest County	8,701	8,701	8,714	8,764	8,840	8,898	8,919	8,941	8,936	8,925	8,908	8,892
Franklin County	53,803	53,802	53,971	54,646	55,259	56,132	57,027	58,114	59,070	59,799	60,699	61,291
Fulton County	6,790	6,790	6,804	6,861	6,923	7,028	7,122	7,208	7,276	7,331	7,353	7,377
Greene County	16,678	16,678	16,706	16,820	16,906	16,959	17,031	17,150	17,241	17,274	17,294	17,306
Huntingdon County	21,058	21,057	21,101	21,276	21,425	21,583	21,737	21,915	22,023	22,080	22,118	22,167
Indiana County	37,250	37,250	37,333	37,669	37,838	37,961	38,210	38,394	38,392	38,548	38,679	38,667
Jefferson County	22,104	22,102	22,135	22,281	22,371	22,471	22,598	22,844	22,904	22,948	23,003	23,058
Juniata County	10,031	10,030	10,042	10,092	10,160	10,230	10,293	10,399	10,456	10,501	10,528	10,573
Lackawanna County	95,362	95,363	95,443	95,762	95,976	96,267	96,542	96,886	97,101	97,359	97,650	97,687
Lancaster County	179,990	179,991	180,430	182,185	184,134	186,327	188,663	190,967	192,608	194,079	195,347	196,421
Lawrence County	39,635	39,634	39,688	39,904	40,065	40,206	40,328	40,471	40,542	40,553	40,544	40,536
Lebanon County	49,320	49,319	49,429	49,857	50,361	51,050	51,695	52,382	53,084	53,498	53,843	54,089
Lehigh County	128,910	128,911	129,191	130,309	131,570	132,792	133,938	135,302	136,716	137,784	138,509	138,989
Luzerne County	144,686	144,692	144,775	145,109	145,458	146,026	146,637	147,190	147,650	148,138	148,509	148,485
Lycoming County	52,464	52,465	52,527	52,775	53,071	53,325	53,524	53,728	53,898	54,060	54,131	54,182
McKean County	21,644	21,644	21,660	21,724	21,764	21,792	21,814	21,828	21,820	21,817	21,790	21,753
Mercer County	49,859	49,866	49,960	50,337	50,541	50,905	51,188	51,449	51,581	51,700	51,771	51,764
Mifflin County	20,745	20,745	20,771	20,874	20,964	21,050	21,169	21,256	21,292	21,320	21,353	21,357
Monroe County	67,581	67,583	67,969	69,512	70,932	72,434	74,041	75,669	77,182	78,448	79,259	79,667
Montgomery County	297,434	297,434	298,047	300,499	302,755	304,779	306,759	308,833	311,801	313,706	315,321	316,010
Montour County	7,627	7,628	7,642	7,697	7,748	7,796	7,872	7,923	7,972	8,007	8,048	8,069
Northampton County	106,710	106,715	106,985	108,067	109,412	110,992	112,681	114,236	115,919	117,228	117,939	118,239
Northumberland County	43,164	43,164	43,187	43,281	43,383	43,495	43,661	43,818	43,867	43,912	43,908	43,932
Perry County	18,941	18,943	18,984	19,148	19,278	19,472	19,638	19,683	19,801	19,861	19,900	19,946
Philadelphia County	661,958	661,957	661,856	661,454	660,503	659,339	659,349	660,440	661,149	661,495	661,656	661,575
Pike County	34,681	34,681	34,803	35,290	35,792	36,476	37,323	38,319	39,276	40,176	40,777	41,096
Potter County	12,159	12,159	12,185	12,291	12,373	12,465	12,549	12,675	12,711	12,723	12,706	12,693
Schuylkill County	67,806	67,805	67,859	68,077	68,257	68,521	68,856	69,325	69,666	69,938	70,129	70,251
Snyder County	14,890	14,890	14,917	15,027	15,143	15,229	15,386	15,486	15,576	15,670	15,724	15,770
Somerset County	37,163	37,146	37,202	37,426	37,613	37,779	37,954	38,123	38,180	38,205	38,268	38,366
Sullivan County	6,017	6,017	6,023	6,045	6,065	6,100	6,150	6,222	6,249	6,283	6,311	6,315
Susquehanna County	21,829	21,829	21,862	21,996	22,117	22,248	22,388	22,526	22,607	22,664	22,703	22,728
Tioga County	19,893	19,892	19,942	20,144	20,292	20,433	20,569	20,687	20,756	20,819	20,861	20,879
Union County	14,684	14,684	14,709	14,810	14,897	15,082	15,201	15,338	15,483	15,570	15,642	15,678
Venango County	26,904	26,901	26,928	27,037	27,119	27,197	27,281	27,380	27,414	27,437	27,415	27,399
Warren County	23,058	23,058	23,077	23,155	23,227	23,292	23,333	23,460	23,476	23,499	23,492	23,462
Washington County	87,267	87,268	87,455	88,203	88,929	89,581	90,398	91,208	91,817	92,306	92,681	92,969
Wayne County	30,593	30,592	30,652	30,894	31,137	31,420	31,845	32,287	32,668	33,001	33,194	33,321
Westmoreland County	161,058	161,058	161,259	162,071	162,820	163,637	164,444	165,359	165,981	166,517	166,883	167,120
Wyoming County	12,713	12,713	12,738	12,840	12,930	13,031	13,114	13,237	13,294	13,345	13,370	13,386
York County	156,720	156,722	157,174	158,986	160,905	163,540	166,368	169,116	171,845	174,296	175,877	176,849

Table 9: Annual Housing Unit Estimates of Pennsylvania Counties

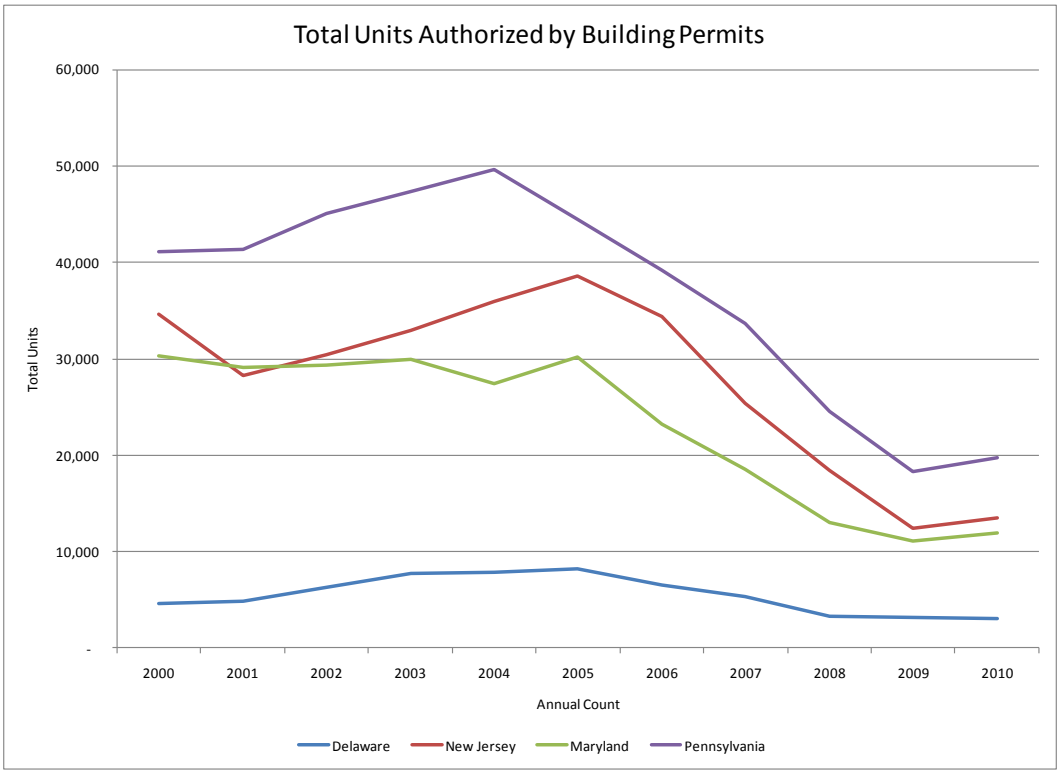

Figure 3: Total Units Authorized by Building Permits

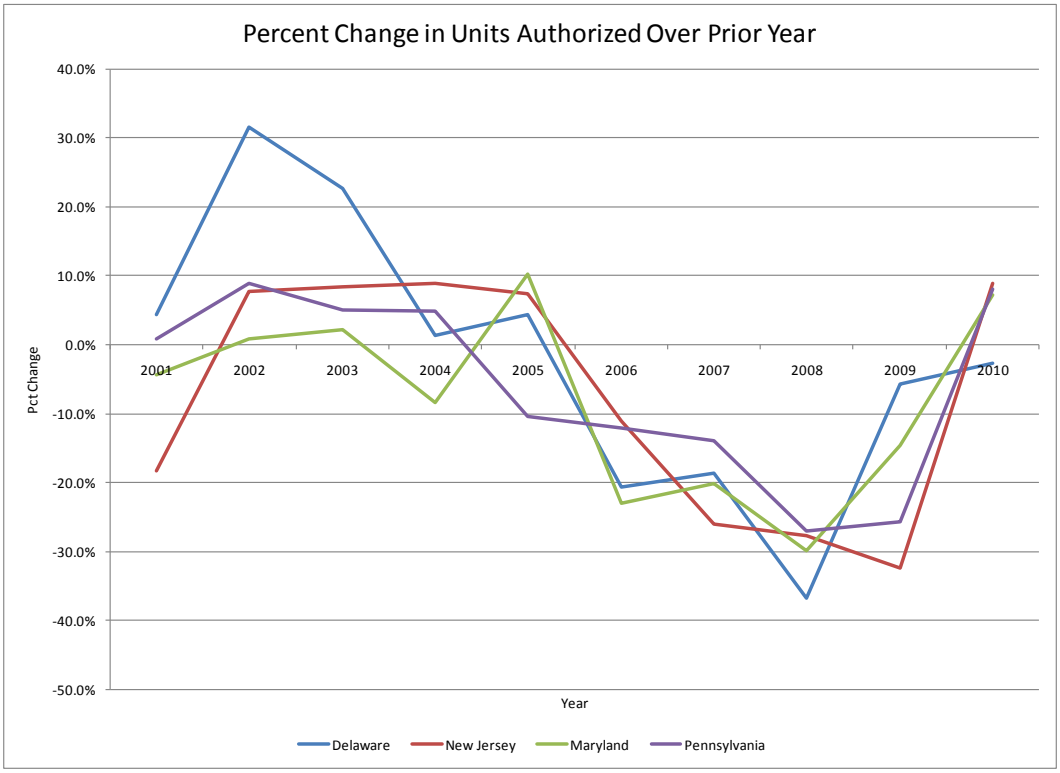

Figure 4: Percent Change in Units Permitted

The type of structure being permitted is, as has been Pennsylvania's pattern for many years now, predominantly the 1-unit structure. Between 2000 and 2010, the percent of all units constructed that were within 1-unit structures varied from a low of 81.4% in 2003 to a high of 85.5% in 2010. Characteristically, less than 1% of all units, per year, have been in structures of 5 or more units. Compared to other Mid-Atlantic states, Pennsylvania ranks lowest on its permits for 5+unit structures; New Jersey typically has the highest percent (over 2%) while Delaware and Maryland permit lower percentages (approximately 1%).

It is also interesting to note when the Mid-Atlantic states "peaked" in terms of permitting activity and what 2010 looked like against that peak (and average year). Pennsylvania, compared to its Mid-Atlantic peers, peaked a year earlier (2004) and, by 2010, seems to have recovered better both against the peak and the average post-2000 year total. By any measure though, permitting activity in these Mid-Atlantic states ended 2010 at roughly half that of the typical post-2000 year.

	Total Units Authorized											2010 as a Percent	2010 as a Percent
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	of Peak Year	of Average Year
Delaware	4,611	4,814	6,331	7,760	7,858	8,195	6,504	5,291	3,346	3,156	3,072	37.5%	55.5%
New Jersey	34,585	28,267	30,441	32,984	35,936	38,588	34,323	25,389	18,363	12,421	13,535	35.1%	48.8%
Maryland	30,358	29,059	29,293	29,914	27,382	30,180	23,262	18,582	13,018	11,123	11,931	39.5%	51.6%
Pennsylvania	41,076	41,403	45,114	47,356	49,665	44,525	39,128	33,665	24,577	18,275	19,740	39.7%	53.7%
	1 Unit Structures Authorized											2010 as a Percent	2010 as a Percent
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	of Peak Year	of Average Year
Delaware	3,915	4,425	6,051	6,748	7,532	6,715	5,015	4,403	2,680	2,676	2,673	35.5%	55.7%
New Jersey	25,260	21,503	22,379	22,163	22,429	22,264	17,113	13,066	9,169	7,211	7,278	32.4%	42.2%
Maryland	25,132	23,708	24,004	23,398	21,553	22,909	17,858	13,232	8,927	8,133	8,489	37.1%	47.3%
Pennsylvania	34,501	34,803	38,683	38,567	41,496	37,268	33,121	27,497	20,238	15,341	16,886	40.7%	54.9%
	5+ Unit Structures Authorized											2010 as a Percent	2010 as a Percent
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	of Peak Year	of Average Year
Delaware	60	51	36	54	25	110	95	59	46	32	36	32.7%	65.6%
New Jersey	334	269	306	382	490	534	732	535	488	308	366	50.0%	84.9%
Maryland	215	229	184	307	348	325	203	187	117	125	78	22.4%	37.0%
Pennsylvania	313	360	328	438	363	360	276	293	222	170	123	28.1%	41.7%
	1 Unit Structures as a Percent of All Units Authorized												
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010		
Delaware	84.9%	91.9%	95.6%	87.0%	95.9%	81.9%	77.1%	83.2%	80.1%	84.8%	87.0%		
New Jersey	73.0%	76.1%	73.5%	67.2%	62.4%	57.7%	49.9%	51.5%	49.9%	58.1%	53.8%		
Maryland	82.8%	81.6%	81.9%	78.2%	78.7%	75.9%	76.8%	71.2%	68.6%	73.1%	71.2%		
Pennsylvania	84.0%	84.1%	85.7%	81.4%	83.6%	83.7%	84.6%	81.7%	82.3%	83.9%	85.5%		

Table 10: Building Permit Activity by Structure Size

VII. Housing Tenure and Vacancy Status

Homeownership in the United States remains high but not unaffected by the recession. Since the onset of the recession in the 4th quarter of 2007, the homeownership rate has declined from 67.8% to 66.4%. Pennsylvania's rate continues to be well above the national average. Pennsylvania has experienced a quite modest homeownership rate decline from 72.6% to 71.7%. Within the Mid-Atlantic, only Delaware has a higher homeownership rate than Pennsylvania. Delaware's homeownership decline, however, has been more substantial, from 77.3% to 74%.

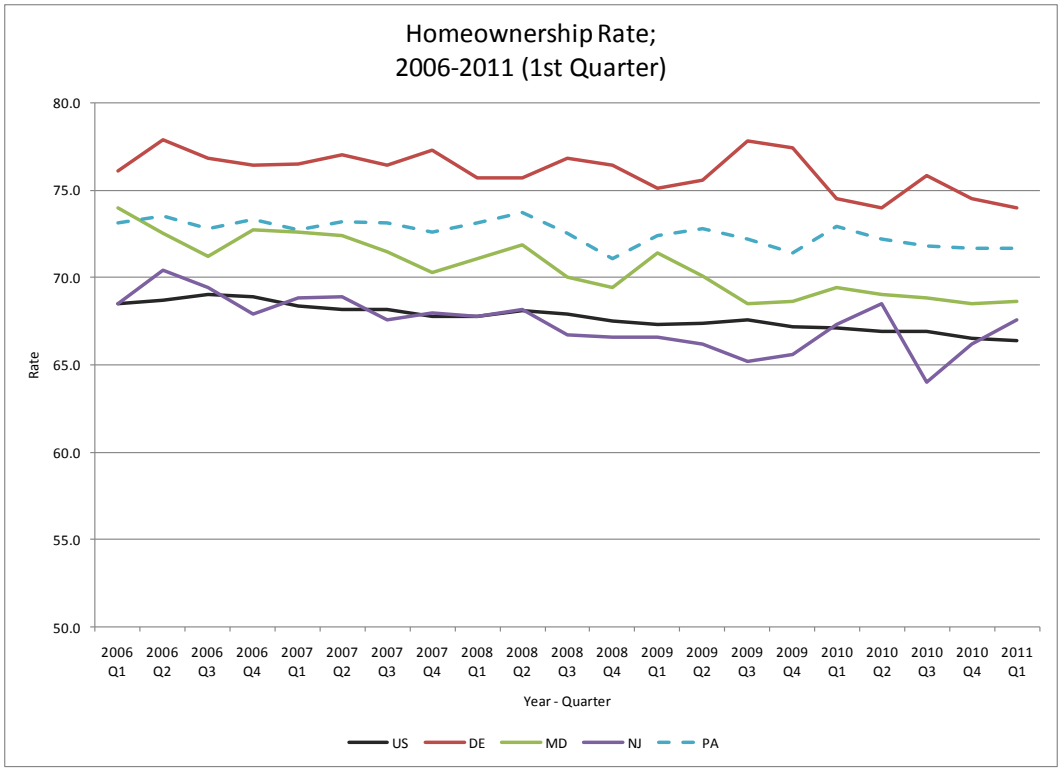

Figure 5: Homeownership Rate

Nationally, the homeowner vacancy rate since the onset of the recession has been reasonably steady; rental vacancies are however up about one percentage point (9.6% to 10.6%). Over this time, Pennsylvania's homeowner vacancy rate remained below the national average and, although climbing to 2.8% during the first quarter of 2008, it has returned to its more usual average under 1.5%.

Pennsylvania's rental vacancy rate is closer to the national average, peaking in the 2nd quarter of 2008 at 10.1% and then declined to 9.3%. Data on the 1st quarter of 2010 show a jump over prior quarters, but thereafter a return to its more usual rate. In fact, post-recession rental vacancy rate figures for Pennsylvania are lower than rates prior to the onset of the recession, suggesting some occupancy pressure on the rental stock of the state.

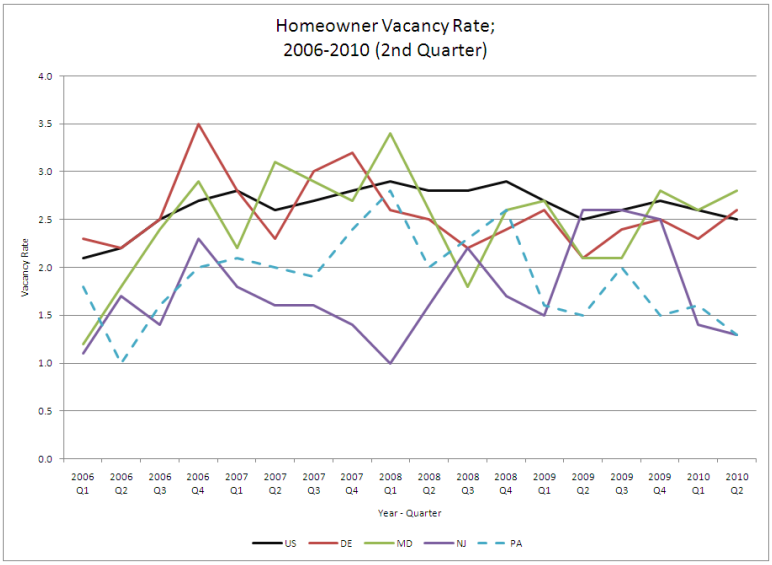

Figure 6: Homeowner Vacancy Rate

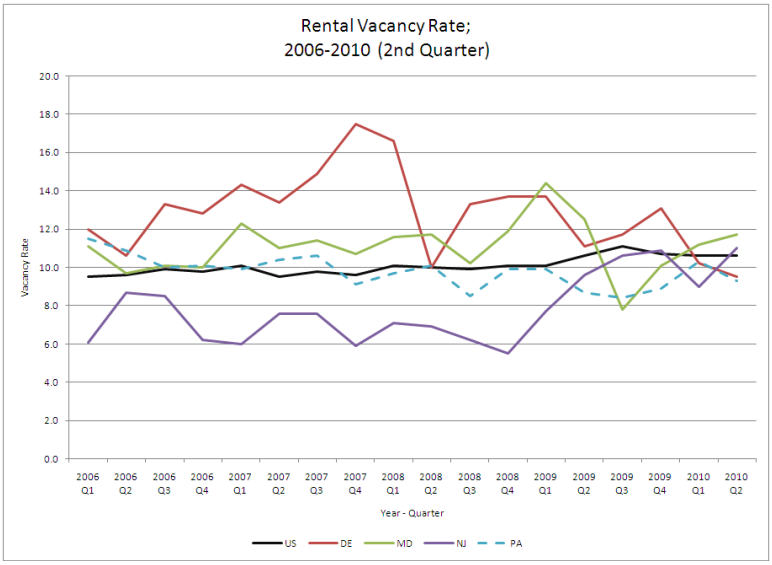

Figure 7: Rental Vacancy Rate

VIII. Sales and Sale Prices

Nationally, sales of new homes declined from over 1.05 million homes in 2006 to 323,000 in 2010.[12] Sales of existing homes are also challenged. While volume declines are not as severe as that observed with new homes,

[12] http://www.census.gov/const/quarterly_sales.pdf

the inventory of homes for sale remains high and price declines are significant.[13] Pennsylvania's existing single-family home sales, as of Q1 2011, are up a seasonally adjusted 13.3% over the last quarter of 2010 but off 4.3% from the prior year. The National Association of Realtors puts PA's total sales in 2008 at 175.1 thousand compared to 160.2 thousand in 2010 and the 2011 seasonally adjusted rate based on Q1 data at the same level.[14]

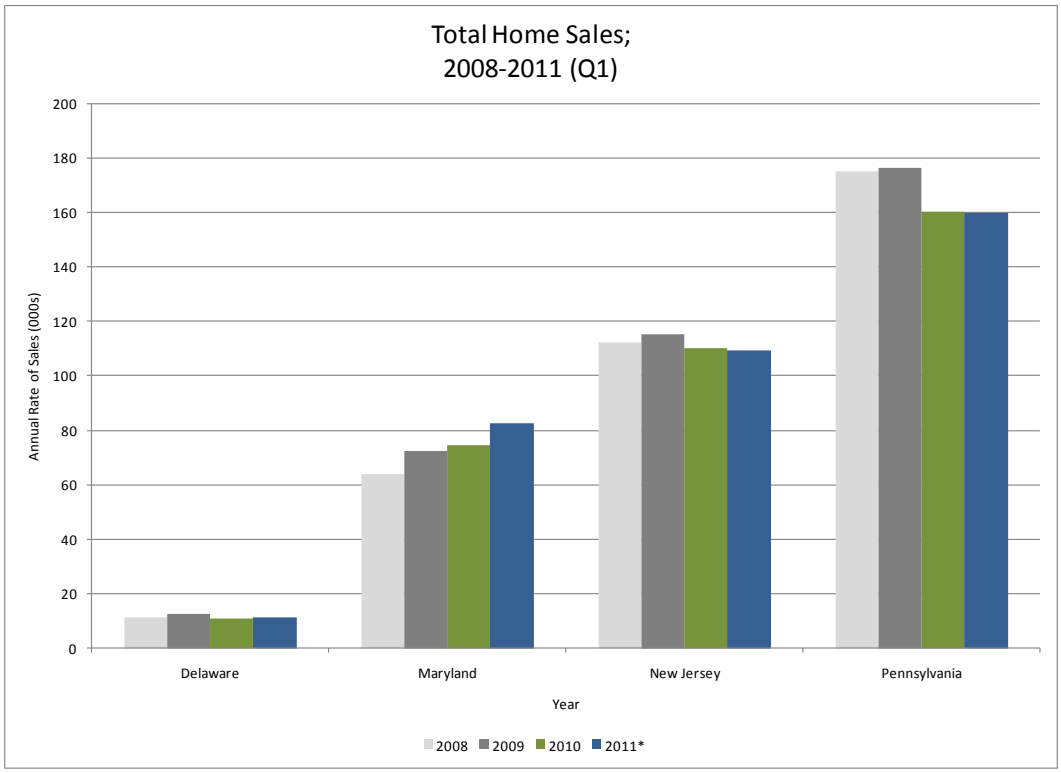

Figure 8: Home Sale Volume in Mid-Atlantic States

Prices in Pennsylvania rose at the slowest pace of all Mid-Atlantic States, but did not see the declines of the other states. In fact, Pennsylvania prices have held up reasonably well since the onset of the recession with the Federal Housing Finance Authority Home Price Index (HPI) declining from 202.04 at the 4th quarter of 2007 to 184.04 at the end of the 1st quarter of 2011. By contrast, Maryland's HPI declined from 262.58 to 204.37 over that same period.[15]

[13] For current inventory data *see* http://www.calculatedriskblog.com/2011/06/may-existing-home-sales-481-million.html (last accessed 6/22/2011)

[14] http://www.realtor.org/research/research/ehsdata

[15] fhfa.gov/Default.aspx?Page=215&Type=compare&Area1=PA&Area2=MD&Area3=

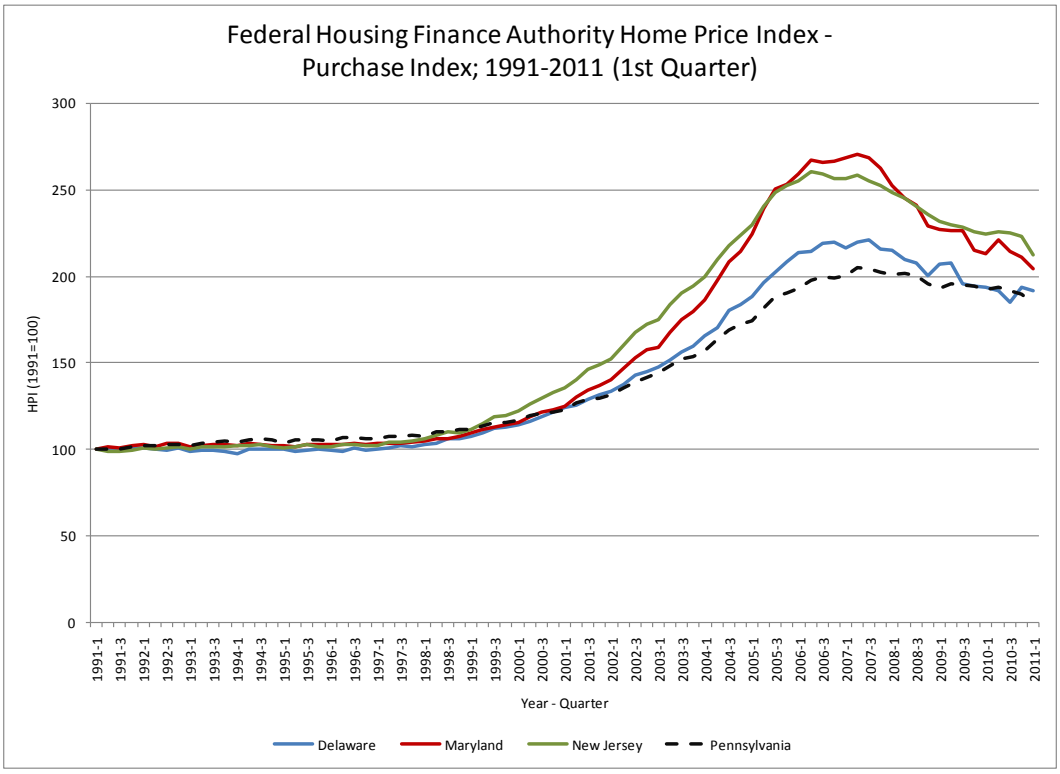

Figure 9: FHFA Purchase Only Home Price Index

Beyond the indices based on actual transactions, the value of a home can be estimated through the Census and American Community Survey. These data show that at the median, Pennsylvania has the lowest estimated value of the Mid-Atlantic states and is estimated to have changed the least between 2000 and 2009. Also presented in Table 7 are the "lower value quartile" and "higher value quartile". The lower value quartile shows the estimated maximum value of the lowest priced 25% of homes; the higher value quartile shows the estimated minimum value of the highest priced 25% of homes. These data shows that fully 25% of homes in Pennsylvania are valued under $93,200 and 25% are valued over $264,200. Compared to any of the other Mid-Atlantic states, Pennsylvania is more modestly priced and has been so over the last decade.

	Delaware			Maryland			New Jersey			Pennsylvania		
	2000	2009	Pct Change	2000	2009	Pct Change	2000	2009	Pct Change	2000	2009	Pct Change
Lower Value Quartile	$ 96,500	$ 171,400	77.6%	$ 103,500	$ 218,300	110.9%	$ 122,100	$ 241,600	97.9%	$ 65,300	$ 93,200	42.7%
Median	$ 130,400	$ 249,400	91.3%	$ 146,000	$ 318,600	118.2%	$ 170,800	$ 348,300	103.9%	$ 97,000	$ 164,700	69.8%
Higher Value Quartile	$ 175,600	$ 348,600	98.5%	$ 208,100	$ 458,600	120.4%	$ 253,100	$ 488,100	92.8%	$ 145,900	$ 264,200	81.1%

Table 11: Census 2000 / ACS 2009 (1-Year) Estimate of Home Value

Across the Commonwealth, highest home values are found in the southeast, with Montgomery and Chester counties well ahead of the other large counties. Also in the southeast, Bucks, Montgomery and Philadelphia seem to have had the most robust changes between 2000 and 2009. Nevertheless, home values across much of the Commonwealth remain reasonably affordable to households earning $50,000 to $75,000.

	Allegheny			Berks			Bucks			Chester			Delaware		
	2000	2009	Pct Change	2000	2009	Pct Change	2000	2009	Pct Change	2000	2009	Pct Change	2000	2009	Pct Change
Lower Value Quartile	$ 56,700	$ 79,000	39.3%	$ 77,400	$ 117,100	51.3%	$ 122,900	$ 233,000	89.6%	$ 133,300	$ 229,100	71.9%	$ 86,200	$ 155,000	79.8%
Median	$ 84,200	$ 121,000	43.7%	$ 104,900	$ 176,300	68.1%	$ 163,200	$ 318,500	95.2%	$ 182,500	$ 330,900	81.3%	$ 128,800	$ 236,100	83.3%
Higher Value Quartile	$ 124,600	$ 189,100	51.8%	$ 141,800	$ 247,600	74.6%	$ 223,500	$ 435,000	94.6%	$ 261,100	$ 472,500	81.0%	$ 180,000	$ 360,400	100.2%

	Lancaster			Montgomery			Philadelphia			Westmoreland			York		
	2000	2009	Pct Change	2000	2009	Pct Change	2000	2009	Pct Change	2000	2009	Pct Change	2000	2009	Pct Change
Lower Value Quartile	$ 94,200	$ 139,600	48.2%	$ 122,900	$ 216,100	75.8%	$ 38,700	$ 85,200	120.2%	$ 64,800	$ 81,600	25.9%	$ 86,300	$ 127,200	47.4%
Median	$ 119,300	$ 193,200	61.9%	$ 160,700	$ 296,600	84.6%	$ 59,700	$ 150,000	151.3%	$ 90,600	$ 124,600	37.5%	$ 110,500	$ 181,300	64.1%
Higher Value Quartile	$ 153,200	$ 265,100	73.0%	$ 225,000	$ 414,700	84.3%	$ 85,700	$ 233,100	172.0%	$ 131,500	$ 193,200	46.9%	$ 144,500	$ 256,700	77.6%

Table 12: Census 2000 / ACS 2009 (1-Year) Estimate of Home Value for Pennsylvania's Most Populous Counties

IX. Mortgage Lending

An examination of the volume of mortgage lending in Pennsylvania[16] between the period 2004 and 2009 (inclusive) shows that both application and origination volume for home purchase and refinance mortgages peaked in 2005, remained reasonably steady in 2006, and then declined substantially in 2007 and 2008. 2009 shows a decline in activity, but not nearly as steep as the activity declines in 2007 and 2008.

While volume was down, the likelihood of an origination for purchase money mortgages remained reasonably constant at about 70%. A similar pattern, albeit lower likelihood, is found among refinance loans where about 4 in 10 applications lead to an origination.

	2004	2005	2006	2007	2008	2009	Percent Change; 2007-2009
Total Purchase Applications							
Delaware	28,198	35,533	31,786	25,014	14,982	12,100	-51.6%
Maryland	207,052	244,786	223,980	145,067	83,718	74,041	-49.0%
New Jersey	252,844	288,149	263,185	197,507	125,993	101,550	-48.6%
Pennsylvania	274,494	311,724	309,915	250,014	172,988	144,235	-42.3%
Total Purchase Originations							
Delaware	20,109	23,972	21,869	16,739	10,431	8,744	-47.8%
Maryland	150,268	169,147	149,886	94,313	55,470	53,603	-43.2%
New Jersey	168,759	183,027	161,552	118,940	76,932	67,017	-43.7%
Pennsylvania	194,840	215,578	212,343	166,688	121,222	106,374	-36.2%
Total Refinance Applications							
Delaware	58,776	57,880	52,644	44,634	33,275	39,858	-10.7%
Maryland	430,021	471,880	424,376	331,487	204,357	258,992	-21.9%
New Jersey	443,877	506,279	454,524	371,567	247,888	350,019	-5.8%
Pennsylvania	677,828	635,211	561,613	460,503	348,504	417,044	-9.4%
Total Refinance Originations							
Delaware	24,906	24,458	20,974	17,773	13,774	22,668	27.5%
Maryland	216,349	239,685	201,223	144,096	93,881	149,648	3.9%
New Jersey	228,581	240,665	213,116	152,216	110,568	195,489	28.4%
Pennsylvania	280,900	254,962	223,176	183,309	150,788	235,162	28.3%

Table 13: Mid-Atlantic Lending Volume; 2004-2009

[16] Data in this section come from TRF tabulations of annual data files released under the Home Mortgage Disclosure Act.

While HMDA data are a useful source of data about mortgage lending activity, because of the reporting requirements of that program, something less than the universe of lending activity is reported.[17] FHA activity can be observed more directly through reports from HUD.[18] The rise in FHA purchase and refinance lending activity is significant. From 2004 through 2010, FHA purchase loans rose by more than 173% and refinances by more than 230% nationally; total FHA lending in Pennsylvania over this time period rose by 192%. Comparing to other Mid-Atlantic States, Delaware experienced a total rise of 219.8%; New Jersey and Maryland increased by 82.9% and 67.7% respectively.

	Delaware			Maryland			New Jersey			Pennsylvania		
	Purchase	Refi	Total	Purchase	Refi	Total	Purchase	Refi	Total	Purchase	Refi	Total
2004	1,459	540	1,999	12,927	12,784	25,711	13,082	10,804	23,886	15,731	7,138	22,869
2005	941	277	1,218	5,413	5,596	11,009	7,639	5,911	13,550	11,102	2,902	14,004
2006	1,219	330	1,549	6,138	3,998	10,136	7,627	4,949	12,576	13,512	2,531	16,043
2007	1,399	732	2,131	7,567	7,413	14,980	9,678	8,255	17,933	15,305	5,017	20,322
2008	3,095	2,829	5,924	20,933	22,910	43,843	19,303	22,587	41,890	31,828	21,212	53,040
2009	3,900	4,200	8,100	27,532	31,771	59,303	28,260	34,826	63,086	42,480	34,164	76,644
*2010	3,774	2,618	6,392	28,786	14,322	43,108	27,984	15,714	43,698	43,064	23,726	66,790
% Change; 04-10	158.7%	384.8%	219.8%	122.7%	12.0%	67.7%	113.9%	45.4%	82.9%	173.8%	232.4%	192.1%
* = annualized based on 2 quarters of reported data												

Table 14: FHA Endorsements

Conventional high cost loan volume, defined as loans carrying interest rates that are reportable under the Home Mortgage Disclosure Act (i.e., more than three APR points above the relevant Treasury yield) – also sometimes referred to as "subprime loans" – peaked in 2006 and then basically vanished from the market.[19] Government-insured high cost loans were very infrequent but rose both in number and percent of the total. That is, while conventional high cost loan volume dropped by 82% between 2006 and 2008, government-insured high cost loan volume increased by more than 1000%.

[17] Researchers from the Federal Reserve Board report that upward of 90% of lending activity of regulated financial institutions, varying by lender type, is captured by HMDA. They are unable to gauge the coverage of independent mortgage companies. See: http://www.federalreserve.gov/pubs/bulletin/2010/pdf/hmda08final.pdf.

[18] Data for this analysis were supplied by HUD's Homeownership Center in Philadelphia.

[19] For more detail on HMDA and how high cost loans are defined, see the Federal Reserve Board's Regulation C (effective 1/1/2004). This may be found at: www.ffiec.gov/hmda/pdf/regulationc2004.pdf. Transition rules for 2009 applications may be found at: http://www.ffiec.gov/hmda/pdf/transitionrules2.pdf.

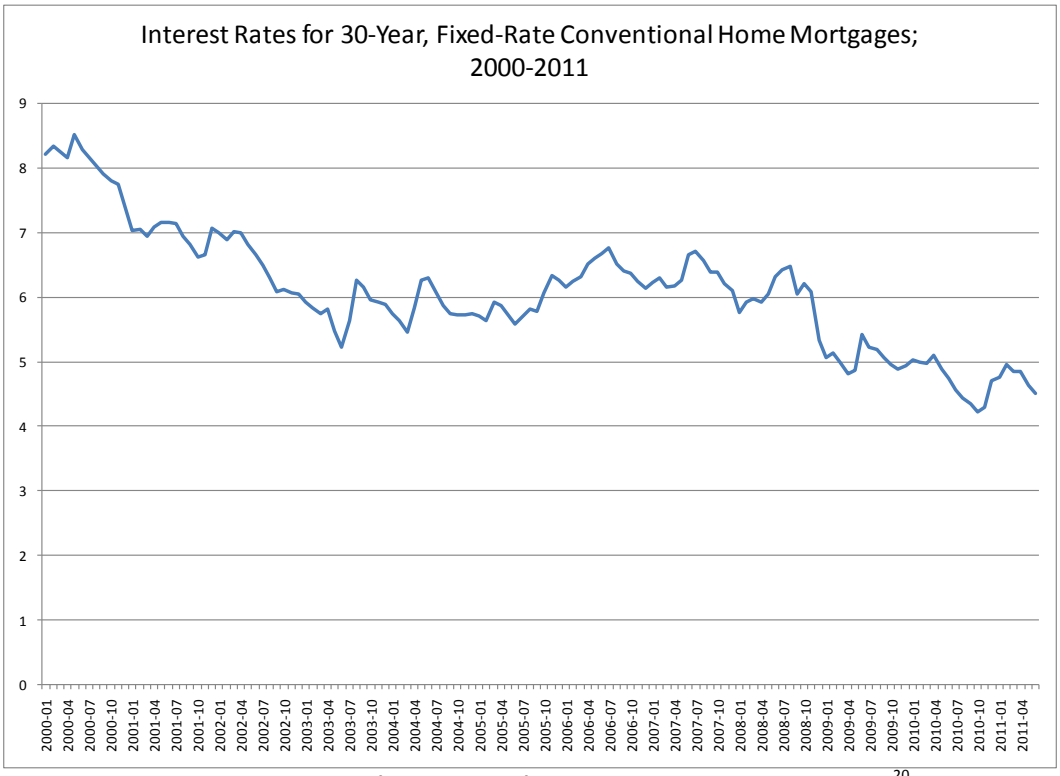

Figure 10: Conventional, 30-Year Fixed Rate Home Mortgages Interest Rate[20]

Lending activity varied dramatically by loan amount and loan purpose (i.e., home purchase and loan refinance). Declines in loan origination volume for all loan amount categories were substantial. While small value loans (i.e., under $100,000) to purchase homes declined by some 54.7% between 2007 and 2009 in Pennsylvania, that decline is substantially less than other Mid-Atlantic states.

Mortgage refinance activity, except for smaller loans, increased substantially between 2007 and 2009; Pennsylvania's increases are more substantial than its Mid-Atlantic neighbors. A few observations are important here: (1) interest rate declines, in general, play a large role in refinance activity; (2) small value loan refinance activity continued to decline, likely owing at least in part to household economic stressors (e.g., unemployment, loss of income) and the difficulty of refinancing delinquent loans; (3) Pennsylvania's refinance gains (absolute and relative to other Mid-Atlantic states), reflects lower levels of delinquency than observed in other states.

[20] Data extracted from the Board of Governors of the Federal Reserve System Economic and Research Data Download Program, Series H.15; data accessed 11/11/2010.

	2004		2005		2006		2007		2008		2009		Pct Change, 2007-2009	
	Purchase	Refinance	Purchase	Refinance	Purchase	Refinance	Purchase	Refinance	Purchase	Refinance	Purchase	Refinance	Purchase	Refinance
Delaware														
< $100,000	4,396	7,545	5,899	6,444	5,650	6,036	3,103	4,252	1,042	2,113	707	1,850	-77.2%	-56.5%
$100,000-$149,000	5,098	7,596	4,277	6,240	3,197	4,548	2,064	3,451	1,357	2,433	1,318	3,828	-36.1%	10.9%
$150,000-$174,000	2,431	2,763	2,600	2,937	2,075	2,328	1,600	2,045	1,166	1,624	1,116	2,622	-30.3%	28.2%
$175,000-$199,000	1,871	1,920	2,198	2,138	2,073	1,828	1,727	1,709	1,190	1,466	1,127	2,495	-34.7%	46.0%
>= $200,000	6,313	5,082	8,998	6,699	8,874	6,234	8,245	6,316	5,676	6,138	4,476	11,873	-45.7%	88.0%
Maryland														
< $100,000	38,554	42,144	49,961	39,707	45,129	39,095	18,948	24,702	4,513	11,016	2,893	9,456	-84.7%	-61.7%
$100,000-$149,000	21,426	47,555	17,214	37,454	14,112	28,006	8,296	19,280	4,878	12,141	5,632	17,294	-32.1%	-10.3%
$150,000-$174,000	12,600	25,889	10,098	23,977	7,651	15,952	5,189	11,045	3,696	7,892	4,243	12,054	-18.2%	9.1%
$175,000-$199,000	12,243	21,429	10,324	22,773	8,232	15,555	5,586	11,024	4,042	7,830	4,794	12,425	-14.2%	12.7%
>= $200,000	65,445	79,332	81,550	115,774	74,762	102,615	56,294	78,045	38,341	55,002	36,041	98,419	-36.0%	26.1%
New Jersey														
< $100,000	24,395	44,408	33,418	43,271	34,911	45,676	17,775	29,363	4,819	14,018	3,556	12,307	-80.0%	-58.1%
$100,000-$149,000	22,926	47,360	18,643	37,062	14,893	27,983	10,112	20,625	7,051	13,858	7,068	21,318	-30.1%	3.4%
$150,000-$174,000	13,824	24,681	11,509	21,512	8,674	15,982	6,909	11,929	5,128	8,718	5,353	15,288	-22.5%	28.2%
$175,000-$199,000	13,088	20,582	11,081	19,301	8,788	14,164	7,043	10,859	5,245	8,228	5,563	15,351	-21.0%	41.4%
>= $200,000	94,526	91,550	108,376	119,519	94,286	109,311	77,101	86,440	54,689	65,746	45,477	131,225	-41.0%	20.0%
Pennsylvania														
< $100,000	84,632	150,950	90,898	129,191	89,839	118,824	63,216	87,905	34,959	59,899	28,606	56,825	-54.7%	-35.4%
$100,000-$149,000	45,314	65,093	46,433	55,042	43,880	44,467	36,404	37,567	26,906	31,343	26,314	51,607	-27.7%	37.4%
$150,000-$174,000	16,024	19,463	17,193	19,164	16,725	15,381	15,054	13,944	12,103	13,151	11,540	24,580	-23.3%	76.3%
$175,000-$199,000	11,315	12,388	13,224	13,135	13,038	10,889	12,067	10,128	9,776	9,894	9,077	20,526	-24.8%	102.7%
>= $200,000	37,555	33,006	47,830	38,430	48,861	33,615	44,947	33,765	37,478	36,501	30,837	81,624	-31.4%	141.7%

Table 15: Loan Originations by Year, Purpose and Amount

Pennsylvania	2004	2005	2006	2007	2008	2009	Pct Chg; 07-09
Applications							
Purchase	274,494	311,724	309,915	250,014	172,988	144,235	-42.3%
Conventional	255,175	296,458	292,304	231,411	131,093	83,620	-63.9%
Government	19,319	15,266	17,611	18,603	41,895	60,615	225.8%
Refinance	677,828	635,211	561,613	460,503	348,504	417,044	-9.4%
Total (Purch & Refi)	952,322	946,935	871,528	710,517	521,492	561,279	-21.0%
Originations							
Purchase	194,840	215,578	212,343	166,688	121,222	106,374	-36.2%
Conventional	180,129	203,669	198,382	152,217	89,955	59,915	-60.6%
Government	14,711	11,909	13,961	14,471	31,267	46,459	221.0%
Refinance	280,900	254,962	223,176	183,309	150,788	235,162	28.3%
Total (Purch & Refi)	475,740	470,540	435,519	349,997	272,010	341,536	-2.4%
Percent Originated							
Purchase	71.0%	69.2%	68.5%	66.7%	70.1%	73.8%	10.6%
Conventional	70.6%	68.7%	67.9%	65.8%	68.6%	71.7%	8.9%
Government	76.1%	78.0%	79.3%	77.8%	74.6%	76.6%	-1.5%
Refinance	41.4%	40.1%	39.7%	39.8%	43.3%	56.4%	41.7%
Total (Purch & Refi)	50.0%	49.7%	50.0%	49.3%	52.2%	60.8%	23.5%
Hi Cost Originated							
Purchase	21,982	42,414	46,482	23,693	12,142	5,863	
Conventional	21,712	42,254	46,179	23,277	8,473	3,234	
Government	270	160	303	416	3,669	2,629	
Refinance	44,657	61,449	64,172	40,069	21,816	12,651	
Total (Purch & Refi)	66,639	103,863	110,654	63,762	33,958	18,514	
Pct Hi Cost Originated of All Originated							
Purchase	11.3%	19.7%	21.9%	14.2%	10.0%	6.4%	
Conventional	12.1%	20.7%	23.3%	15.3%	9.4%	6.2%	
Government	1.8%	1.3%	2.2%	2.9%	11.7%	6.6%	
Refinance	15.9%	24.1%	28.8%	21.9%	14.5%	6.0%	
Total (Purch & Refi)	14.0%	22.1%	25.4%	18.2%	12.5%	6.1%	

Table 16: Pennsylvania Mortgage Lending Activity, HMDA [Note: 2009 high-cost loans cannot be compared to prior years because of a change in reporting rules.]

Note that owing to HMDA rule changes effective for applications taken on or after October 1, 2009, the definition of high-cost loans fell under a different reporting rule. Therefore high cost lending volume for calendar year 2009 cannot be compared to prior years. High cost loan figures in Table 16 reflect only those loans reported under the set of rules comparable to prior years; all other 2009 application and origination data in Table 16 reflect the full calendar year.

PHFA has a number of home purchase and repair/renovation loan programs that comprise the Keystone Home Loan and Keystone Renovate and Repair Programs.[21] These programs are designed to meet the housing finance needs of Pennsylvanians and typically carry advantageous interest rates, fees, and eligibility requirements. Between 2007 and 2010, PHFA purchase loans totaled 23,841 for $2.5 billion (or an average of approximately $105,000 per loan). PHFA Renovate and Repair loans totaled 1,002 for $20.7 million (or an average of approximately $20,694 per loan). Between 2007 and 2009, conventional home purchase lending volume across the Commonwealth declined by nearly 64%; PHFA's volume declined, but the decline of 41% was not as severe. Moreover, although HMDA data for the Commonwealth are not available yet for 2010, we observe that PHFA lending volume increased between 2009 and 2010 by almost 90%.

	2007		2008		2009		2010		Total: 2007-2010		Total: 2007-2011
Loan Program	#	$	#	$	#	$	#	$	#	$	Average Amount
Keystone Home Purchase	6,961	$ 750,709,763	5,076	$ 508,079,579	4,077	$ 413,977,336	7,727	$ 821,255,802	23,841	$ 2,494,022,480	$ 104,611
Keystone Renovate & Repair	23	$ 341,139	259	$ 4,555,437	296	$ 6,222,188	424	$ 9,617,058	1,002	$ 20,735,822	$ 20,694

Table 17: PHFA Keystone Home Loan Program Volume; 2007-2010

X. Mortgage Foreclosure

The Mortgage Bankers Association's National Delinquency Survey[22] stands as the best and most consistent data available to track the progress of the nation's mortgage market. From the beginning of the nation's recession (4th quarter 2007) until today (1st quarter 2011), the nation's foreclosure inventory rose from 2.04% to 4.52%. Foreclosure rates vary dramatically by loan product type and geography. For example the current foreclosure rate among prime fixed rate mortgages stands at 3.52%; 22.26% of subprime adjustable rate mortgages are in a foreclosure status.

Pennsylvania's rate of foreclosure from 2000 to 2007 was higher than both its Mid-Atlantic neighbors and the national average. At times over that period, Pennsylvania's rate placed it among the states most adversely impacted by foreclosure.[23] However, when the recession began to impact the larger US economy, although Pennsylvania's rate rose, it did not rise nearly as much as the US rate or that of the other Mid-Atlantic States. In

[21] A full description of these programs may be found at http://www.phfa.org/consumers/homebuyers/

[22] Available at mortgagebankers.org/ResearchandForecasts/ProductsandSurveys/NationalDeliquencySurvey.htm (accessed 6/22/2011)

[23] See: http://www.trfund.com/resource/downloads/policypubs/Mortgage-Forclosure-Filings.pdf

fact, Pennsylvania's rate now is not only below the US rate, it is ranked 28 of 51 (including the District of Columbia).

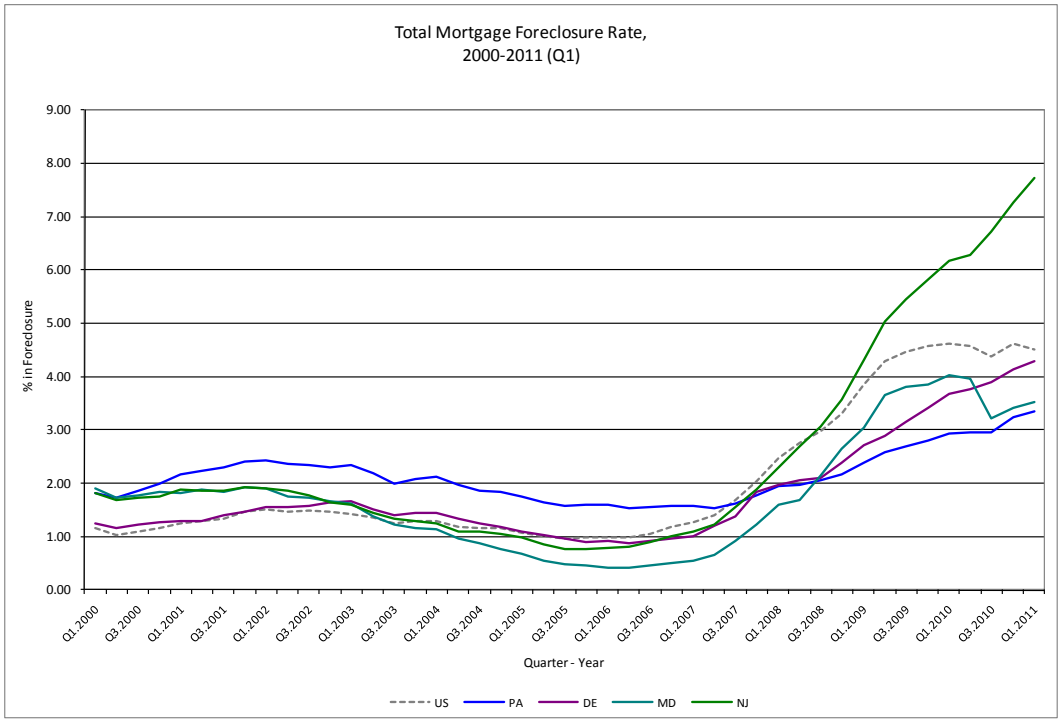

Figure 11: Historic Mid-Atlantic Foreclosure Rates

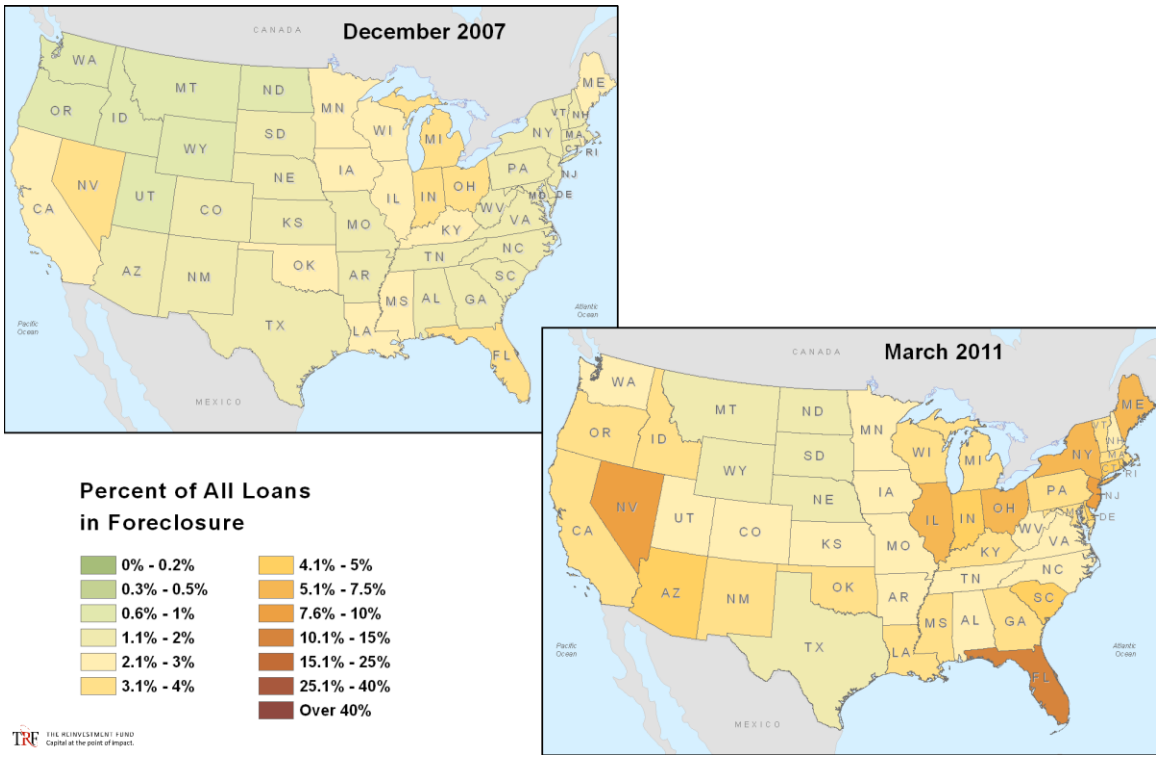

Figure 12: Percent of All Loans in a Foreclosure Status

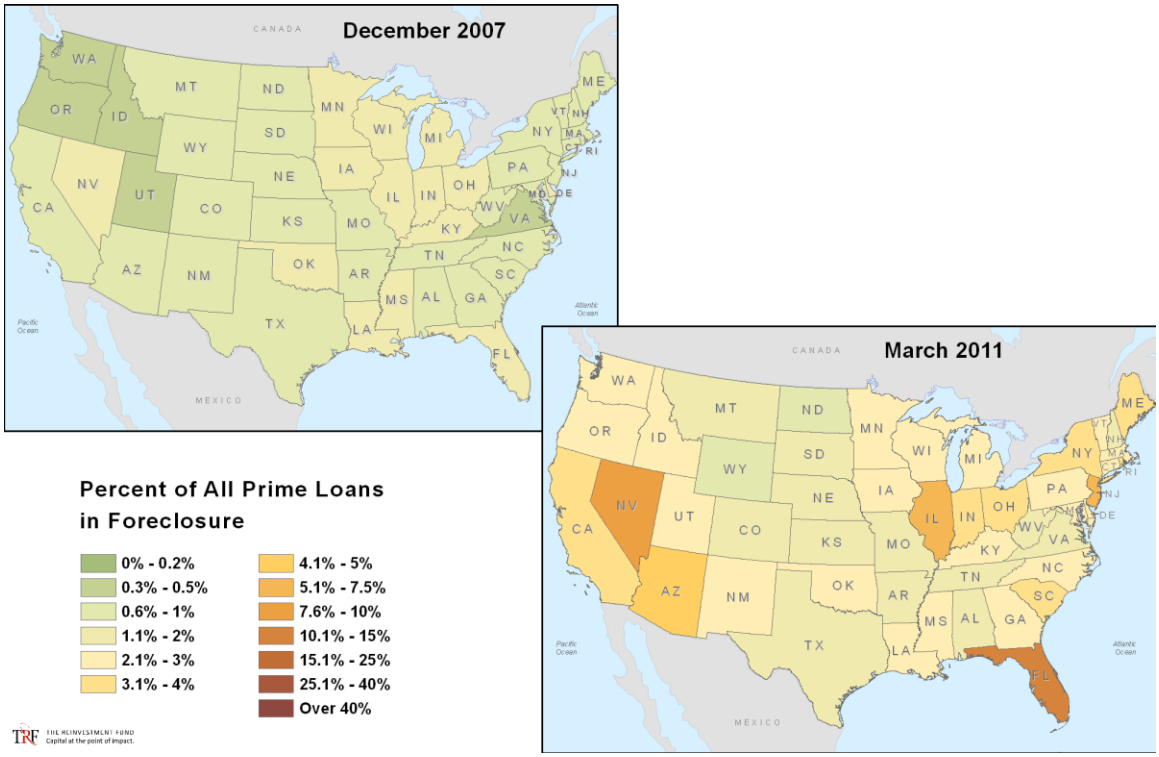

Figure 13: Percent of All Prime Loans in a Foreclosure Status

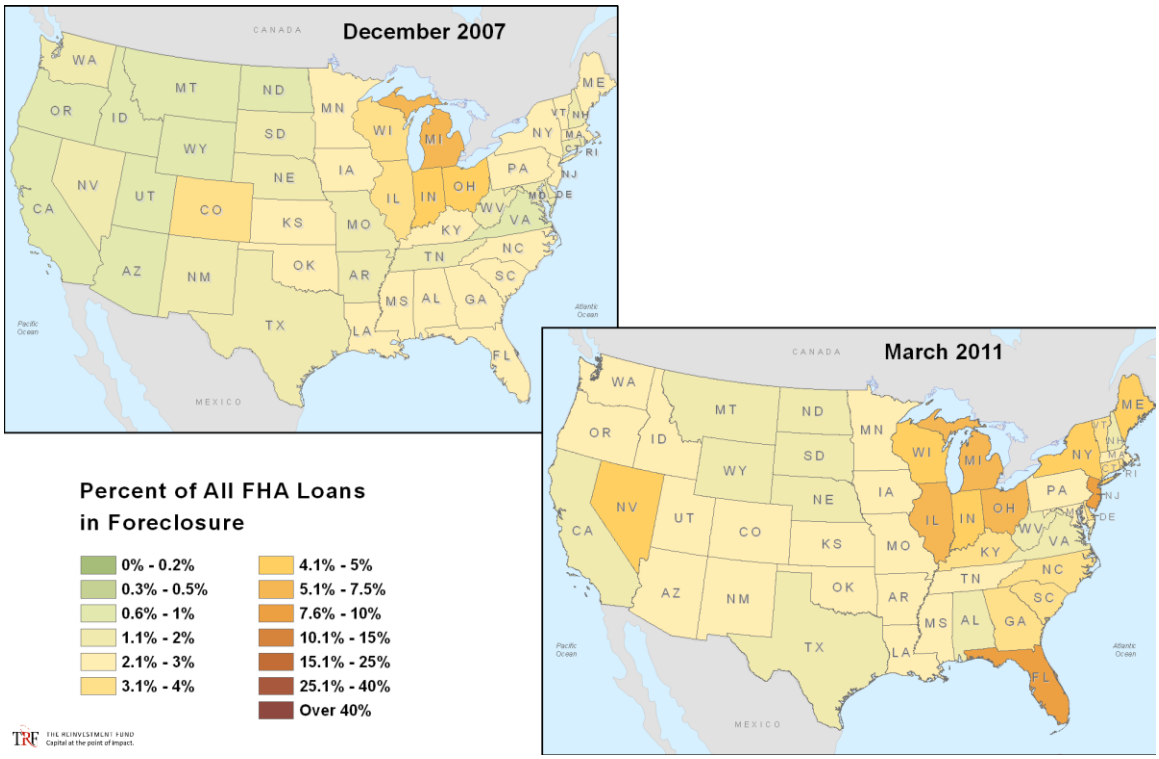

Figure 14: Percent of all FHA Loans in a Foreclosure Status

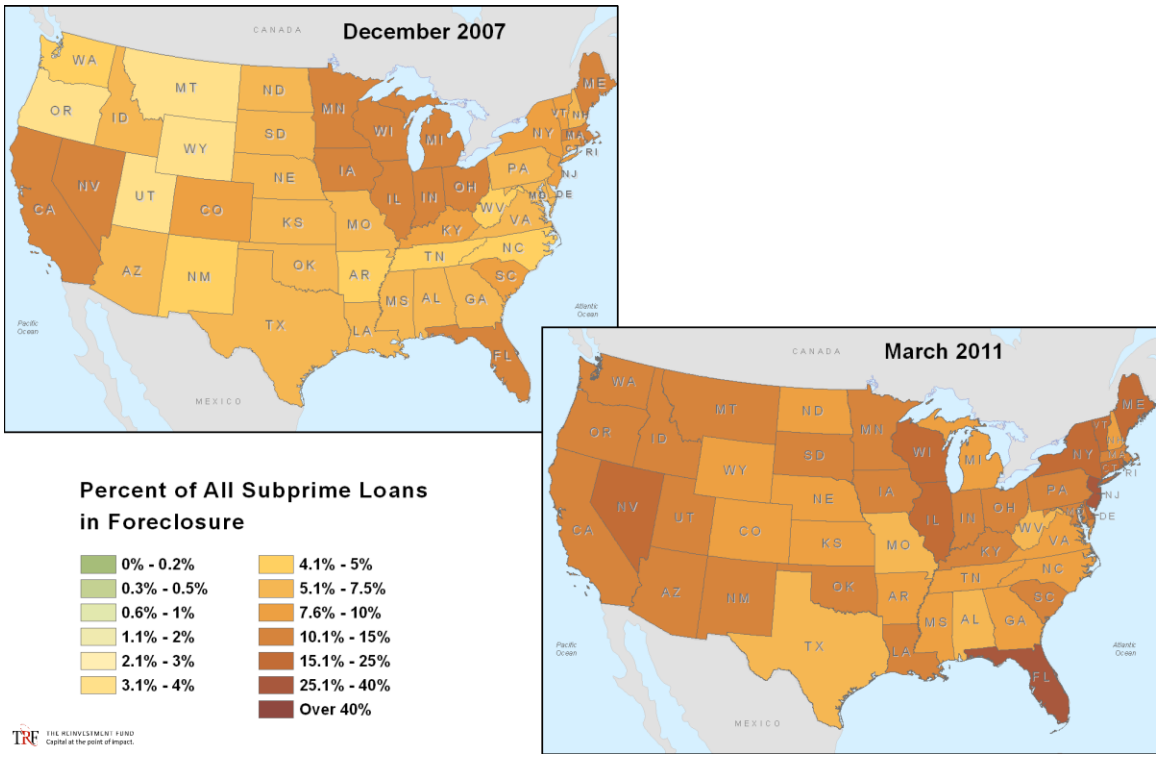

Figure 15: Percent of all Subprime Loans in a Foreclosure Status

XI. Serious Delinquency

Serious delinquency is defined as the percent of loans that are 90 days or more delinquent and/or are in a foreclosure status. Nationally, from the 4th quarter of 2007 through the 1st quarter of 2011, the rate of serious delinquency rose from 3.62% to 8.10%. Over that time, Pennsylvania's seriously delinquent rate rose from 3.34% to 6.29%. Although the most adversely impacted states were Florida, and Nevada, New Jersey, Illinois, New York and Arizona ended the 1st quarter of 2011 at over 9% (i.e., 1-in-11 mortgages are in a seriously delinquent status).

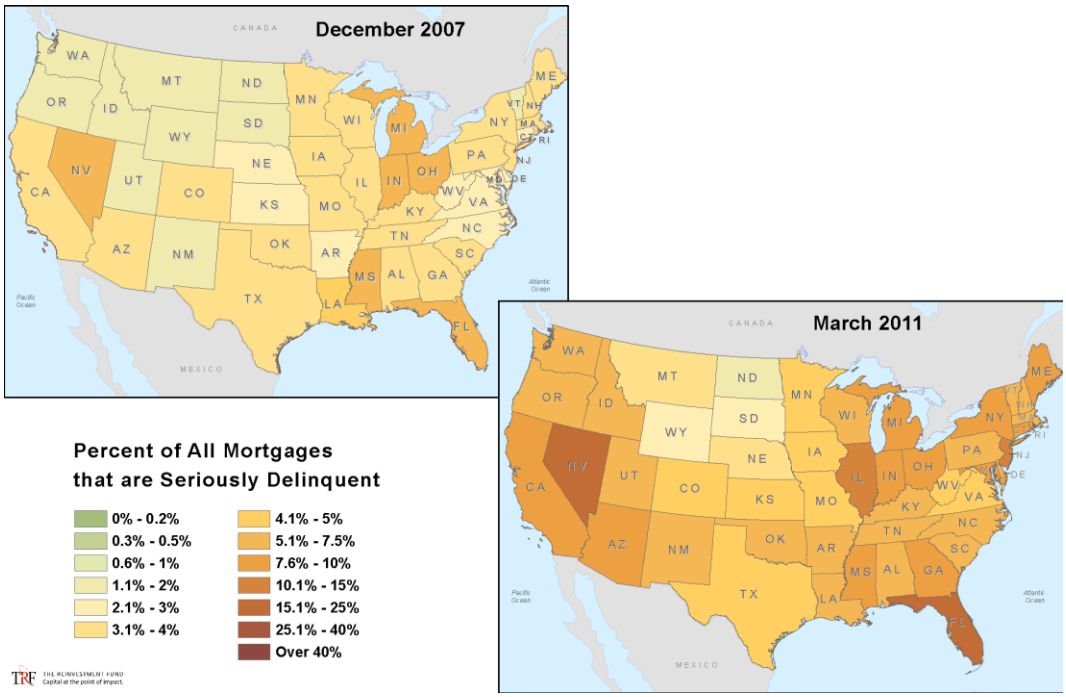

Figure 16: Percent of All Loans in a Serious Delinquency Status

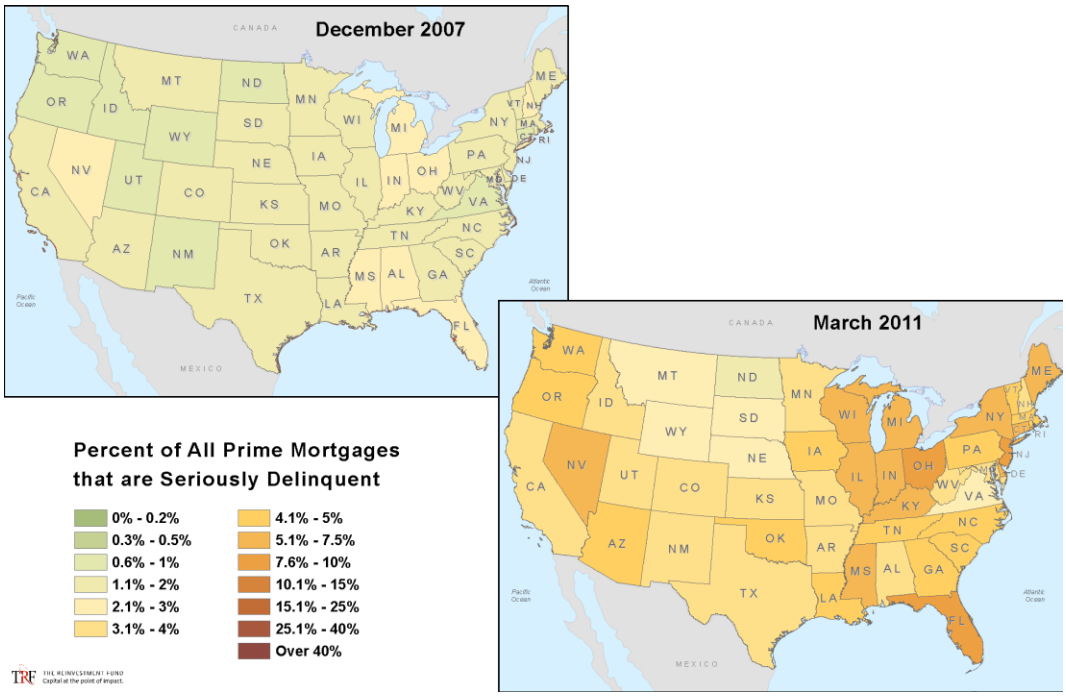

Figure 17: Percent of All Prime Loans in a Serious Delinquency Status

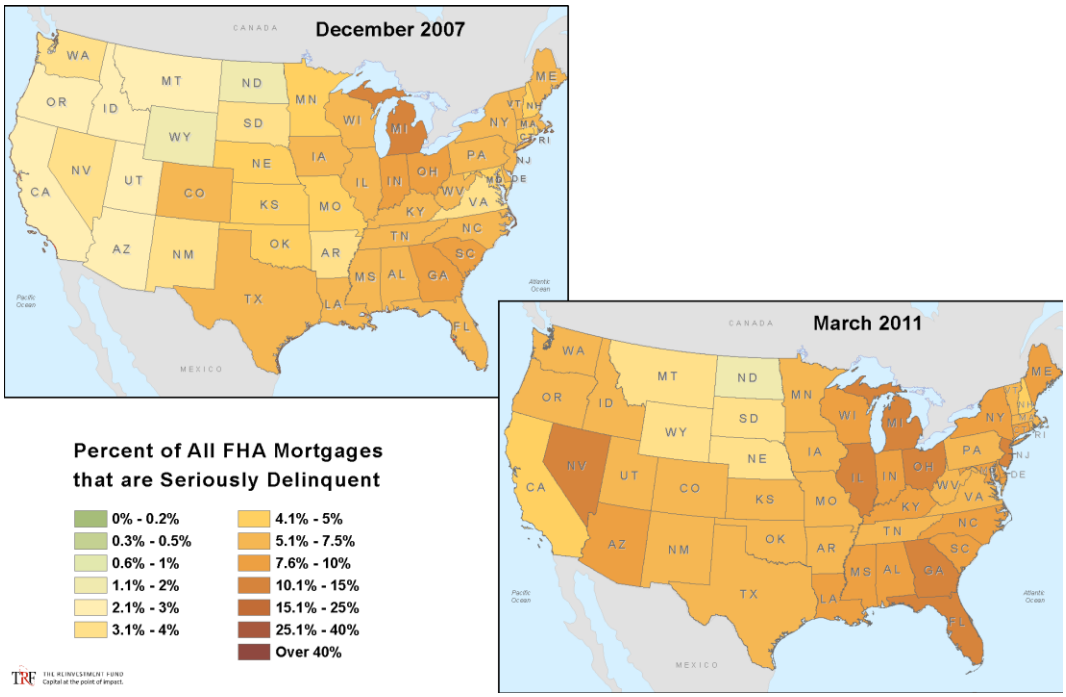

Figure 18: Percent of All FHA Loans in a Serious Delinquency Status

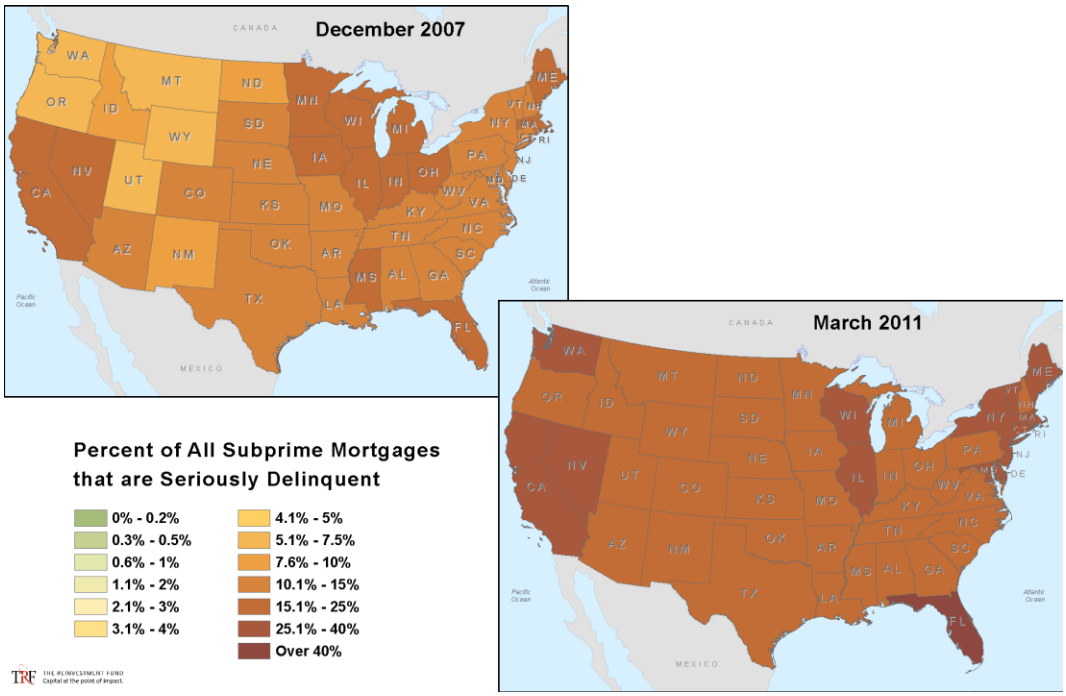

Figure 19: Percent of All Subprime Loans in a Seriously Delinquent Status

Servicing data on loans to properties in Pennsylvania confirm that serious delinquency has indeed risen significantly, but the trajectory of change may be moderating in the last year. Moreover, the rates of 30 day delinquency are actually dropping for all loan types with the exception of prime fixed-rate loans for which the rate is still rising slowly. If this trend holds, it suggests that Pennsylvania's problem may start to turn a corner in the not too distant future. While the non-prime (ARM and fixed rate) rates of serious delinquency remain exceptionally high, it is important to note that these loan types are decreasing in their share of the outstanding mortgage market in Pennsylvania. Increases in the rates of serious delinquency in the prime (ARM and fixed) mortgage market, a much larger share of loans in Pennsylvania, are still a significant concern.

Loan Type	Month / Year	Percent 1 Month Delinquent	Percent 3 Months Delinquent	Percent 4 Months Delinquent	Total Percent Delinquent	Percent Seriously Delinquent
Prime ARM	March, 2007	2.36%	0.30%	0.59%	3.92%	1.78%
Prime ARM	March, 2008	2.76%	0.47%	1.10%	5.31%	3.21%
Prime ARM	March, 2009	3.07%	0.80%	2.05%	7.35%	5.71%
Prime ARM	March, 2010	3.24%	0.87%	3.60%	9.17%	8.27%
Prime ARM	March, 2011	2.99%	0.63%	3.00%	7.79%	8.27%
Prime Fixed	March, 2007	1.94%	0.20%	0.50%	3.15%	1.20%
Prime Fixed	March, 2008	2.18%	0.25%	0.57%	3.62%	1.42%
Prime Fixed	March, 2009	2.42%	0.42%	1.00%	4.71%	2.34%
Prime Fixed	March, 2010	2.43%	0.48%	1.79%	5.61%	3.50%
Prime Fixed	March, 2011	2.40%	0.37%	1.14%	4.77%	3.27%
NonPrime ARM	March, 2007	8.60%	1.75%	3.31%	17.15%	9.60%
NonPrime ARM	March, 2008	10.57%	2.74%	7.49%	25.83%	19.02%
NonPrime ARM	March, 2009	9.51%	3.55%	13.61%	32.13%	29.43%
NonPrime ARM	March, 2010	8.52%	2.75%	17.53%	33.12%	36.60%
NonPrime ARM	March, 2011	7.97%	2.08%	15.83%	29.40%	36.06%
NonPrime Fixed	March, 2007	6.89%	1.26%	3.79%	14.41%	7.68%
NonPrime Fixed	March, 2008	8.36%	1.50%	4.70%	17.70%	9.52%
NonPrime Fixed	March, 2009	9.26%	2.31%	7.98%	23.72%	15.23%
NonPrime Fixed	March, 2010	8.71%	2.82%	13.58%	29.16%	25.27%
NonPrime Fixed	March, 2011	8.49%	2.55%	11.99%	27.12%	25.52%

Table 18: Pennsylvania Mortgage Delinquency Rates by Loan Type; 2007-2011

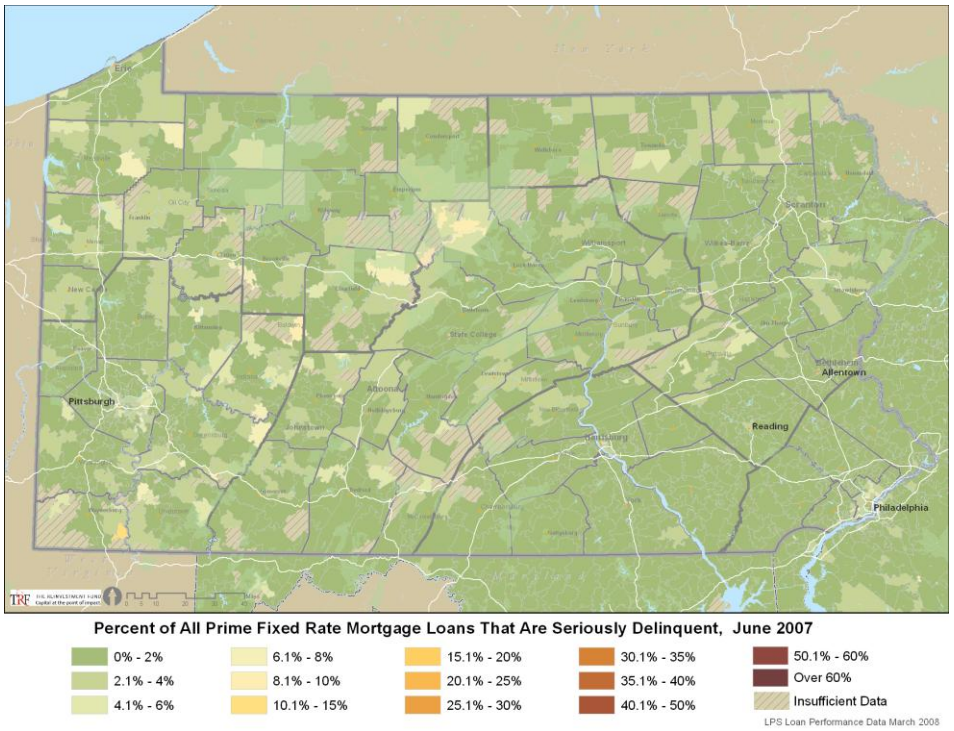

Figure 20: Percent of Prime Fixed Rate Mortgages in a Seriously Delinquent Status, 2007

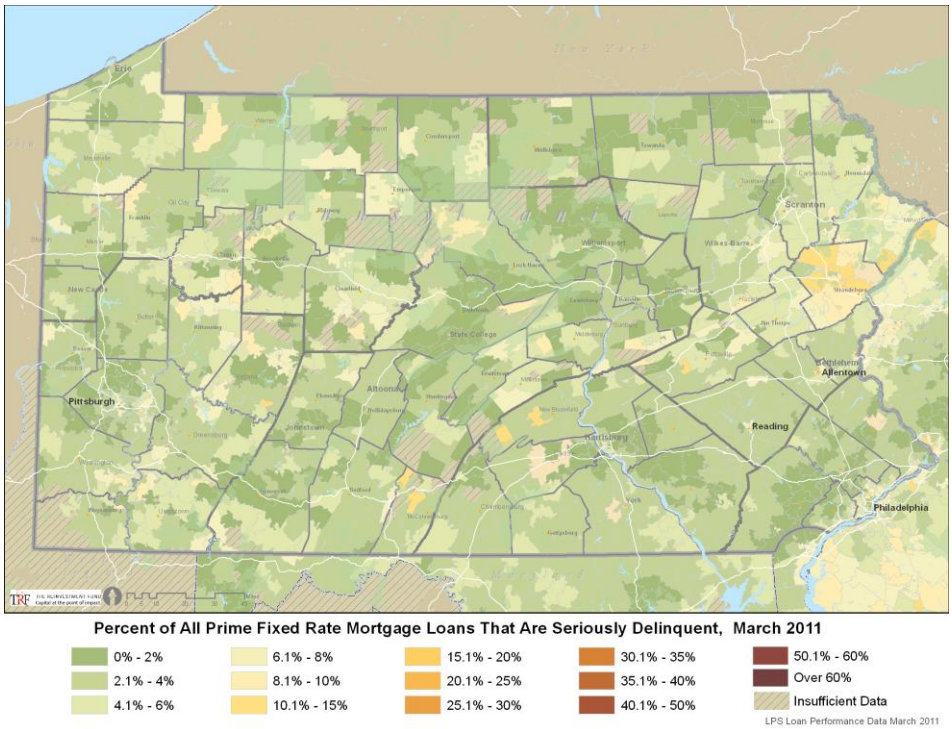

Figure 21: Percent of Prime Fixed Rate Mortgages in a Seriously Delinquent Status, 2011

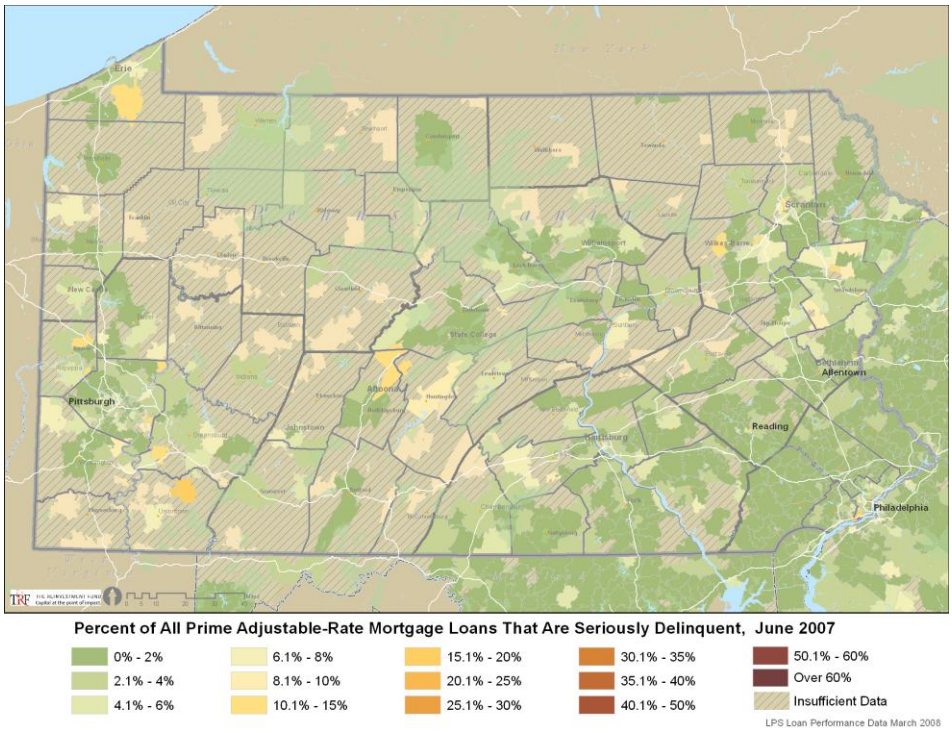

Figure 22: Percent of Prime Adjustable Rate Mortgages in a Seriously Delinquent Status, 2007

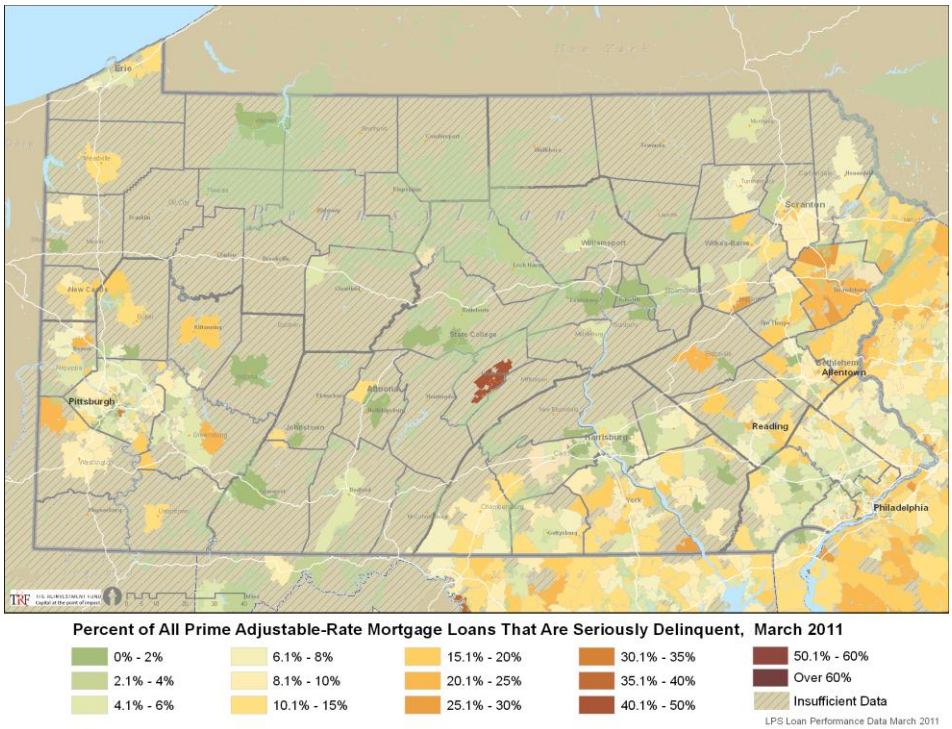

Figure 23: Percent of Prime Adjustable Rate Mortgages in a Seriously Delinquent Status, 2011

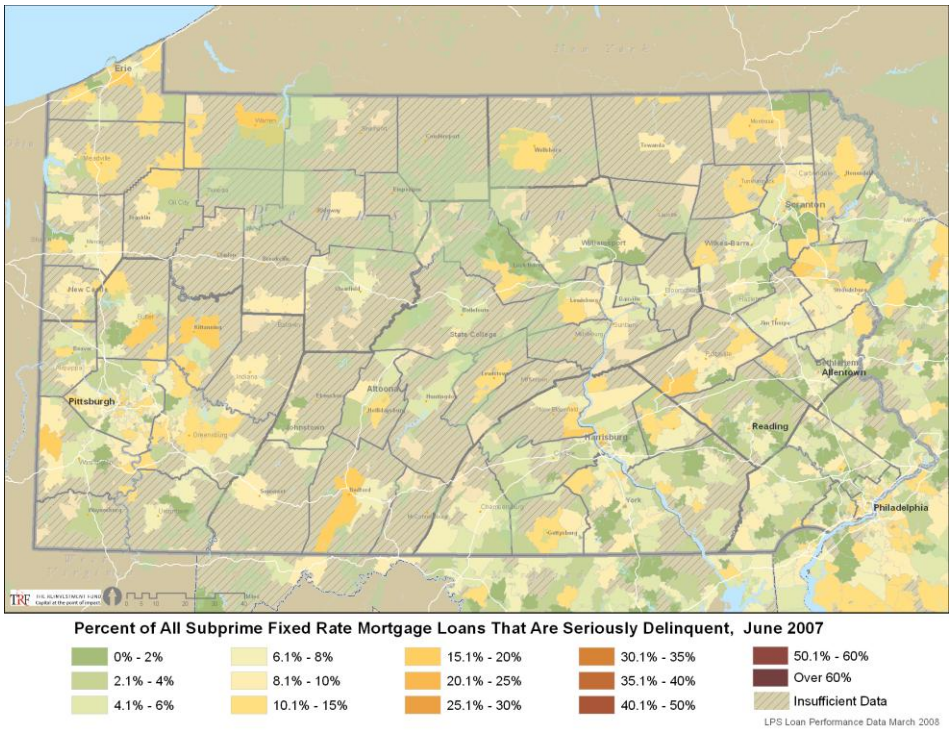

Figure 24: Percent of Subprime Fixed Rate Mortgages in a Seriously Delinquent Status, 2007

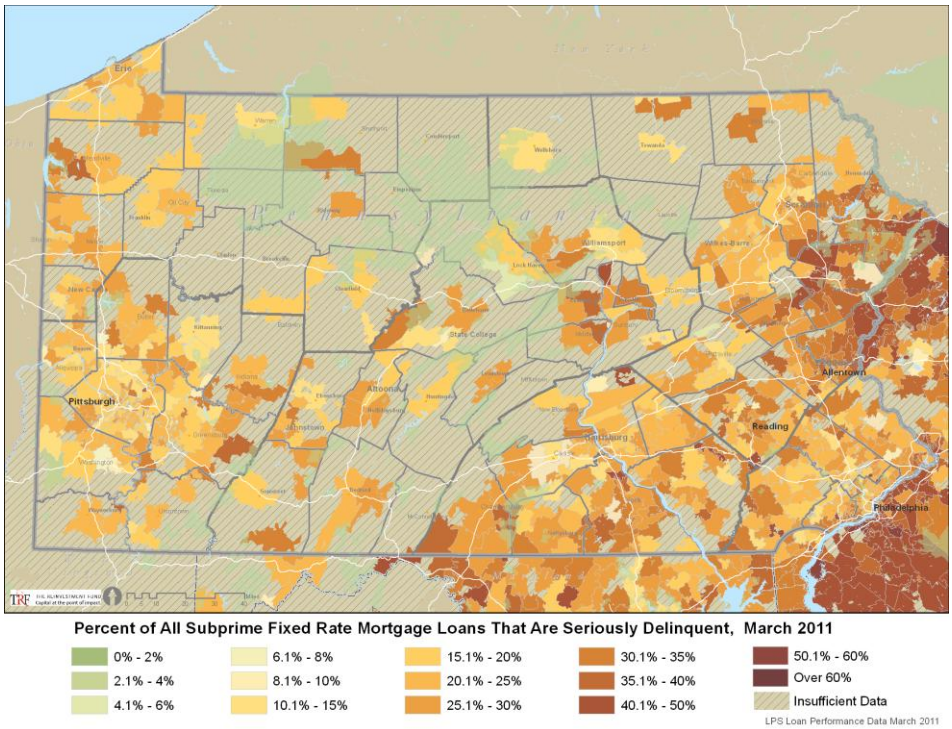

Figure 25: Percent of Subprime Fixed Rate Mortgages in a Seriously Delinquent Status, 2011

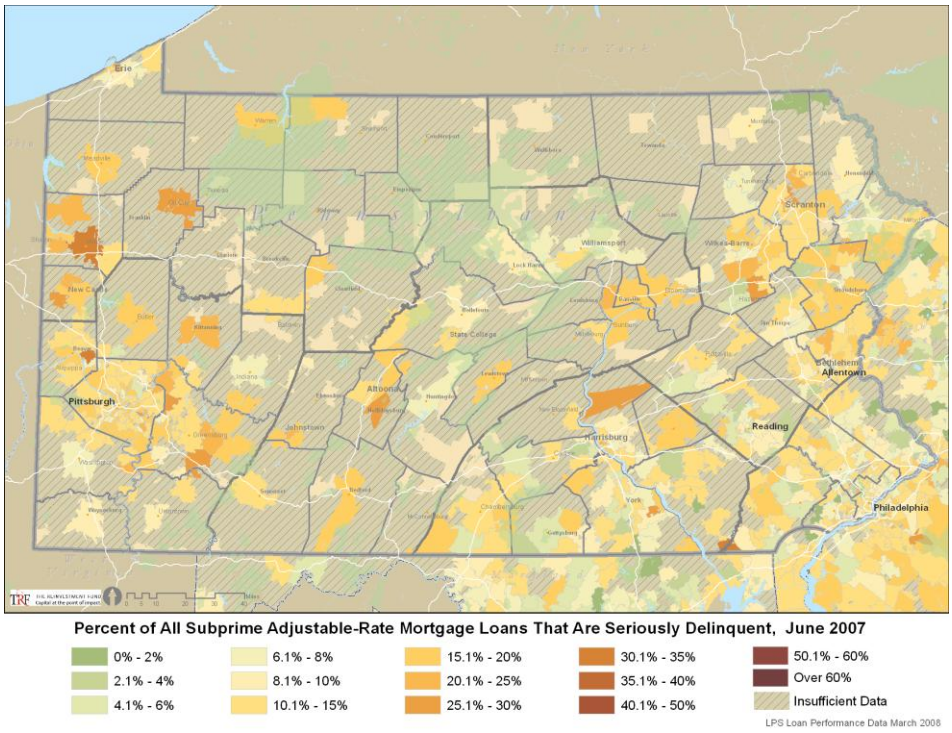

Figure 26: Percent of Subprime Adjustable Rate Mortgages in a Seriously Delinquent Status, 2007

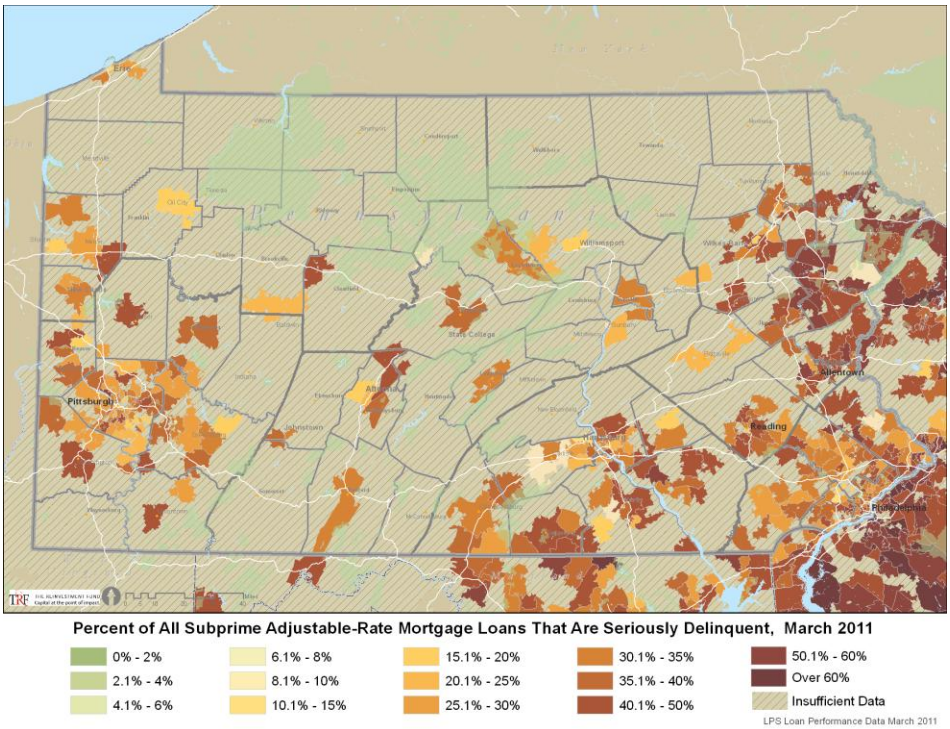

Figure 27: Percent of Subprime Adjustable Rate Mortgages in a Seriously Delinquent Status, 2011

Aside from the servicer data noted above, serious delinquency in Pennsylvania can by tracked through an analysis of Pennsylvania Act 91 notices. Lenders/servicers foreclosing on homeowners with home loans that are not government insured are required to give notice to those homeowners that they are seriously delinquent and that they have certain rights under state law to assistance under the Commonwealth's Homeowners' Emergency Mortgage Assistance Program ("HEMAP").[24] Beginning with the fourth quarter of calendar year 2008, lenders/servicers were required to not only send those notices to homeowners, but also to the PHFA. Between Q4 2008 and Q1 2011, more than 417,000 notices were sent to PA homeowners.[25]

The temporal pattern of these notices is generally consistent across regions. Specifically, the fourth quarter of 2008 was followed by a spike in the first quarter of 2009. We suspect that this spike was as much a function of changes in the market as it was a function of lenders/servicers getting accustomed to the new reporting requirement.

[24] A full description of the HEMAP program may be found at: www.phfa.org.

[25] On occasion, multiple Act 91 notices are sent to the same homeowner. It is not always possible, with certainty, to determine whether these were multiple notices sent to the same homeowner on the same foreclosure action (e.g., the lender/servicer simply sent weekly notices during the pre-foreclosure period) or whether some other circumstance occurred. Accordingly, although there may be some double-counting reflected in Table 19, there is no reason to believe that the spatial or regional pattern would appear differently where we to be able to reliably remove true duplicate notices.

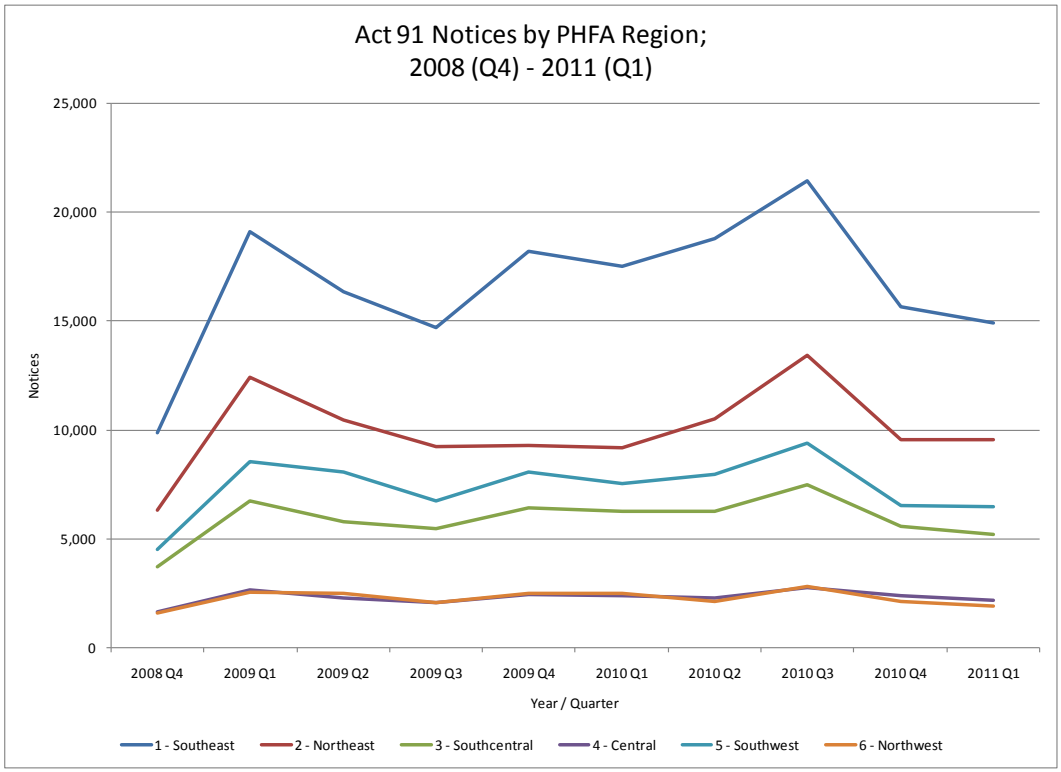

Figure 28: Act 91 Notices by PHFA Region

Act 91 notices were most frequent in the southeast and northeast regions of the state. Within those regions, the counties with the most notices were Bucks, Delaware, Philadelphia, Monroe, Lehigh and Berks. Fully, 39.9% of notices were in the southeast and 23.9% in the northeast. A substantial share of notices was also observed in the southwest (17.7%); counties with the most notices there are Allegheny (52.4% of Southwest notices) and Westmoreland (14.9%).

Note: As of the writing of this report, notice was given in the Pennsylvania Bulletin that the HEMAP program has been shut down because "…the Agency will have insufficient money available in the Homeowner's Emergency Mortgage Assistance Program (Fund) to accept new applications for emergency mortgage assistance." Accordingly, thousands of homeowners in Pennsylvania will not have access to the assistance of this program recently recognized for its accomplishments by (among others) the Federal Reserve Bank of New York and Moody's Investor Service.[26] Brian Hudson, Executive Director of the PHFA states in his notice in the Pennsylvania Bulletin: "If funds become replenished in sufficient amount, by an appropriation or otherwise, to continue the Fund, a new notice will be published in accordance with the act announcing that fact and thereafter mortgagees and mortgages shall again be subject to the provisions of Article IV-C of the act."[27]

[26] See: http://rhls.org/documents/Moody_HEMAP_Article.pdf and newyorkfed.org/research/current_issues/ci17-2.pdf.

[27] See: http://www.pabulletin.com/secure/data/vol41/41-22/920.html

PHFA Region	County	2008 Q4	2009 Q1	2009 Q2	2009 Q3	2009 Q4	2010 Q1	2010 Q2	2010 Q3	2010 Q4	2011 Q1
1 - Southeast	Bucks	1255	2465	2217	1979	2166	2367	2569	2860	1981	2069
	Chester	751	1543	1321	1205	1430	1553	1606	1837	1220	1194
	Delaware	1564	2928	2527	2276	2698	2706	2796	3227	2428	2176
	Montgomery	1336	2751	2432	2121	2592	2689	2830	3160	2213	2218
	Philadelphia	4990	9429	7856	7098	9304	8186	8993	10348	7823	7242
	Total	9896	19116	16353	14679	18190	17501	18794	21432	15665	14899
					2009 Total	68338			**2010 Total**	73392	
2 - Northeast	Berks	1263	2196	1532	1331	1521	1596	1722	1866	1319	1375
	Bradford	87	104	85	94	95	98	85	120	100	108
	Carbon	236	521	397	347	295	289	338	519	382	417
	Lackawanna	450	842	730	664	754	789	840	998	739	713
	Lehigh	843	1833	1562	1455	1601	1434	1919	2148	1294	1496
	Luzerne	771	1346	1145	1048	1180	1274	1441	1659	1252	1118
	Monroe	900	2057	1913	1551	1093	984	1169	2055	1553	1559
	Northampton	740	1576	1330	1257	1413	1391	1619	1908	1265	1218
	Pike	352	706	696	602	365	375	414	818	657	581
	Schuylkill	336	626	507	425	503	498	527	708	488	514
	Sullivan	13	13	16	13	11	11	7	13	16	12
	Susquehanna	89	125	99	87	106	108	100	106	109	94
	Tioga	72	86	94	87	82	66	68	107	77	58
	Wayne	106	276	267	209	166	196	196	277	204	220
	Wyoming	42	109	97	86	92	90	83	103	88	82
	Total	6300	12416	10470	9256	9277	9199	10528	13405	9543	9565
					2009 Total	41419			**2010 Total**	42675	
3 - Southcentral	Adams	239	453	380	336	390	444	364	484	347	315
	Cumberland	302	658	544	488	529	516	572	645	501	428
	Dauphin	647	1058	890	801	1027	1012	994	1174	904	835
	Franklin	279	446	439	434	485	468	424	555	416	415
	Lancaster	801	1447	1212	1177	1412	1341	1407	1636	1176	1145
	Lebanon	237	418	350	329	391	410	417	470	389	338
	Perry	80	135	124	103	118	108	111	164	124	126
	York	1106	2129	1829	1797	2068	1967	1999	2334	1731	1624
	Total	3691	6744	5768	5465	6420	6266	6288	7462	5588	5226
					2009 Total	24397			**2010 Total**	25604	
4 - Central	Bedford	78	107	134	122	121	142	129	141	137	105
	Blair	220	360	289	307	350	362	367	410	373	315
	Cambria	230	335	277	242	292	279	265	346	290	270
	Centre	122	205	189	164	165	192	191	235	197	168
	Clinton	85	142	94	86	99	88	86	116	130	99
	Columbia	89	186	141	130	146	152	153	202	144	143
	Fulton	21	42	41	43	34	30	38	36	34	31
	Huntingdon	46	80	95	63	73	82	72	81	72	67
	Juniata	29	38	37	36	33	40	39	49	28	33
	Lycoming	201	347	283	243	358	332	308	350	258	262
	Mifflin	108	139	119	90	131	141	123	132	114	133
	Montour	18	56	39	25	45	39	44	52	46	36
	Northumberland	194	250	238	228	256	221	216	287	266	222
	Snyder	46	99	79	72	70	72	54	87	82	72
	Somerset	101	190	164	129	177	162	139	184	152	157
	Union	48	74	72	66	69	76	68	54	48	63
	Total	1636	2650	2291	2046	2419	2410	2292	2762	2371	2176
					2009 Total	9406			**2010 Total**	9835	
5 - Southwest	Allegheny	2355	4466	4115	3410	4367	4045	4313	4809	3440	3323
	Armstrong	104	230	208	198	168	176	161	210	179	184
	Beaver	380	715	645	544	650	602	606	724	488	504
	Butler	289	472	476	403	418	447	478	549	366	394
	Fayette	222	389	425	321	362	315	306	436	306	303
	Greene	49	97	69	60	77	71	76	119	93	80
	Indiana	86	143	142	165	134	138	144	194	144	143
	Washington	390	771	763	594	690	690	633	854	533	562
	Westmoreland	613	1240	1237	1029	1198	1052	1234	1482	961	973
	Total	4488	8523	8080	6724	8064	7536	7951	9377	6510	6466
					2009 Total	31391			**2010 Total**	31374	
6 - Northwest	Cameron	5	11	13	14	12	11	4	5	15	13
	Clarion	54	76	83	60	76	61	56	88	74	64
	Clearfield	120	256	205	199	176	277	159	249	194	170
	Crawford	161	246	268	192	255	248	232	245	209	174
	Elk	57	79	102	78	87	87	68	81	51	44
	Erie	503	736	682	590	784	707	673	794	618	634
	Forest	15	18	21	11	11	9	7	11	2	3
	Jefferson	51	76	81	90	93	121	86	118	92	67
	Lawrence	173	298	262	220	295	294	257	376	260	246
	Mckean	44	80	74	58	68	66	59	69	74	42
	Mercer	253	410	391	310	378	361	350	429	290	274
	Potter	31	36	35	25	51	29	22	38	53	36
	Venango	88	146	139	112	132	125	112	175	78	82
	Warren	60	106	117	87	80	78	63	121	96	79
	Total	1615	2574	2473	2046	2498	2474	2148	2799	2106	1928
					2009 Total	9591			**2010 Total**	9527	
	County Not Reported	2	21	17	15	7	6	0	3	12	2
	PA Total	27628	52044	45452	40231	46875	45392	48001	57240	41795	40262
					2009 Total	184602			**2010 Total**	192428	

Table 19: Pennsylvania Act 91 Notices by County and PHFA Region

XII. Conclusion

Compared to other Mid-Atlantic states, Pennsylvania survived the recession reasonably well. Yet unemployment remains high, real household and family incomes are low and falling, home prices and sales volumes are anemic, and foreclosures are higher now than they were in the early 2000s when Pennsylvania was among the most troubled states in the nation. Although Pennsylvania so far received more than $9.5 billion in recovery-related loans, grants and contracts, the personal cost of the recession to tens-of-thousands of Pennsylvanians continues.[28]

While the worst may be over, recovery is, at best, just underway. Smart policymaking aimed at facilitating recovery relies on a comprehensive and objective understanding of the economic conditions for the Commonwealth's people, communities and markets. Undoubtedly, the ending of Pennsylvania's HEMAP program will leave without relief many Pennsylvanians who, through no fault of their own became delinquent on their home mortgage. The consequence is also that without HEMAP, lenders/servicers will move to foreclosure with many of these homeowners rather than work with them and the Commonwealth to bring and keep their mortgages current. This significant event will have adverse ripple effects for families and local governments across the Commonwealth.

Subsequent papers in this series will explore how the recession has impacted homeowners and renters as well as minority households and communities.

[28] http://www.recovery.gov/Transparency/RecipientReportedData/Pages/RecipientReportedDataMap.aspx. Data last accessed 7/26/2011.

Resource Tables

Bureau of Labor Statistics Unemployment Rates in Selected Pennsylvania Metro Areas; 2000-2011 (Q1)

	Allentown-Bethlehem-Easton	Erie	Harrisburg-Carlisle	Johnstown	Lancaster	Philadelphia-Camden-Wilmington	Pittsburgh	Reading	Scranton-Wilkes-Barre	State College	York-Hanover
2000 Q1	4.1	5.1	3.6	6.4	2.9	4.0	4.8	4.1	5.4	3.7	3.5
2000 Q2	3.7	4.6	3.5	6.5	3.0	4.0	4.5	4.1	5.0	3.9	3.5
2000 Q3	3.4	4.0	3.2	5.9	2.7	3.8	4.0	3.8	4.2	3.2	3.1
2000 Q4	3.1	4.3	2.9	6.1	2.5	3.4	4.0	3.5	4.6	3.2	2.9
2001 Q1	4.1	5.6	4.0	7.3	3.4	4.2	5.0	4.9	5.6	3.8	4.1
2001 Q2	4.3	5.5	4.3	6.5	3.6	4.3	4.9	4.8	5.5	4.1	4.6
2001 Q3	4.3	5.0	4.1	5.6	3.3	4.4	4.3	4.4	5.2	3.5	4.2
2001 Q4	4.8	6.4	4.1	7.0	3.4	4.5	4.9	4.9	5.9	4.1	4.1
2002 Q1	5.8	7.8	5.0	7.9	4.1	5.5	6.2	6.3	7.0	4.5	5.2
2002 Q2	5.6	6.9	4.8	7.3	4.2	5.6	5.8	6.1	6.4	4.9	5.1
2002 Q3	5.0	5.7	4.1	6.1	3.5	5.2	5.0	5.3	5.4	3.7	4.4
2002 Q4	5.4	6.6	4.6	7.1	3.8	5.0	5.6	5.9	6.0	4.1	4.7
2003 Q1	6.2	7.2	4.9	7.5	4.6	5.6	6.3	6.5	6.8	4.6	5.2
2003 Q2	5.9	7.1	5.0	7.7	4.5	5.8	6.4	6.4	6.6	4.8	5.3
2003 Q3	5.3	6.0	4.3	6.2	3.8	5.3	5.3	5.4	5.6	4.0	4.5
2003 Q4	4.9	6.0	4.0	6.3	3.5	4.7	5.2	4.9	5.5	3.9	4.2
2004 Q1	5.9	7.1	4.9	7.5	4.2	5.6	6.4	6.1	6.9	4.7	5.0
2004 Q2	5.5	6.3	4.8	7.3	4.2	5.4	5.9	5.6	6.8	5.0	4.8
2004 Q3	4.8	5.3	4.0	6.1	3.4	4.8	5.1	4.7	5.9	4.0	3.9
2004 Q4	4.6	5.6	3.8	6.8	3.4	4.3	5.2	4.6	5.9	4.2	3.8
2005 Q1	5.5	6.2	4.5	7.1	4.0	5.0	6.0	5.5	6.5	4.5	4.8
2005 Q2	4.9	5.4	4.2	6.5	3.9	4.8	5.4	5.1	5.8	4.5	4.5
2005 Q3	4.5	4.7	3.7	5.2	3.3	4.6	4.7	4.5	4.8	3.4	3.7
2005 Q4	4.3	5.1	3.5	5.4	3.3	4.2	4.6	4.2	4.9	3.6	3.6
2006 Q1	4.9	5.7	4.0	5.6	3.7	4.6	5.2	4.9	5.8	3.9	4.2
2006 Q2	4.8	5.2	4.0	5.7	3.8	4.7	5.0	4.6	5.5	4.1	4.3
2006 Q3	4.1	4.3	3.3	4.5	3.1	4.3	4.1	3.8	4.4	3.2	3.5
2006 Q4	3.8	4.5	3.2	4.7	3.0	3.8	4.0	3.7	4.3	3.4	3.2
2007 Q1	4.5	5.0	3.7	5.1	3.4	4.2	4.4	4.3	5.1	3.7	3.9
2007 Q2	4.3	4.8	3.7	5.6	3.5	4.4	4.4	4.3	5.0	3.7	3.9
2007 Q3	4.0	4.3	3.3	4.9	3.1	4.2	3.9	3.9	4.3	3.1	3.4
2007 Q4	4.4	5.0	3.6	5.4	3.3	4.2	4.4	4.2	4.9	3.6	3.8
2008 Q1	5.5	5.9	4.3	6.1	4.0	4.9	5.1	5.1	6.1	4.2	4.4
2008 Q2	5.5	5.5	4.6	6.4	4.3	5.2	5.1	5.3	6.0	4.6	4.7
2008 Q3	5.4	5.1	4.5	5.5	4.1	5.5	4.8	5.2	5.7	4.0	4.6
2008 Q4	6.4	6.4	5.3	7.0	5.1	6.2	5.7	6.3	7.0	4.9	5.6
2009 Q1	8.6	8.6	7.0	8.5	7.2	8.0	7.3	8.5	8.8	5.8	7.9
2009 Q2	8.9	9.5	7.3	8.8	7.4	8.6	7.5	9.2	8.8	6.2	8.7
2009 Q3	8.8	8.8	7.3	8.3	7.3	8.6	7.2	8.8	8.3	5.6	8.1
2009 Q4	9.1	9.7	7.4	9.0	7.4	8.5	7.6	8.9	9.1	6.2	8.4
2010 Q1	10.1	10.6	8.3	10.2	8.3	9.4	8.9	10.0	10.4	6.7	9.6
2010 Q2	9.3	9.3	7.9	9.8	7.5	9.1	8.0	9.2	9.7	6.5	8.9
2010 Q3	8.8	8.2	7.3	8.4	6.8	8.6	7.2	8.5	8.9	5.6	8.0
2010 Q4	8.7	8.7	7.3	8.9	6.8	8.4	7.5	8.4	9.2	5.7	8.0
2011 Q1	8.9	8.5	7.2	8.6	6.8	8.5	7.4	8.3	9.3	5.6	7.7

Bureau of Labor Statistics Unemployment Rates in Selected Pennsylvania Counties; 2000-2011 (Q1)

	Allegheny	Berks	Bucks	Chester	Dauphin	Delaware	Erie	Lancaster	Lehigh	Monroe	Mongtomery	Northampton	Philadelphia	Washington	Westmoreland	York
2000 Q1	4.4	4.1	3.7	3.2	3.8	4.1	5.1	2.9	4.1	4.8	3.3	4.2	5.8	5.1	5.2	3.5
2000 Q2	4.2	4.1	3.6	3.3	3.6	4.0	4.6	3.0	3.6	4.3	3.3	3.9	5.6	4.7	4.8	3.5
2000 Q3	3.9	3.8	3.3	2.9	3.3	3.6	4.0	2.7	3.4	3.8	3.1	3.4	5.6	4.2	4.0	3.1
2000 Q4	3.6	3.5	2.9	2.5	3.0	3.1	4.3	2.5	3.1	3.8	2.7	3.1	4.9	4.3	4.4	2.9
2001 Q1	4.4	4.9	3.8	3.2	4.2	4.1	5.6	3.4	4.1	4.9	3.5	4.1	6.0	5.7	5.6	4.1
2001 Q2	4.5	4.8	4.0	3.5	4.4	4.3	5.5	3.6	4.2	4.7	3.7	4.4	6.1	5.0	5.3	4.6
2001 Q3	4.2	4.4	4.0	3.3	4.3	4.2	5.0	3.3	4.3	4.4	3.8	4.2	6.1	4.5	4.5	4.2
2001 Q4	4.5	4.9	4.1	3.3	4.3	4.1	6.4	3.4	5.0	5.1	3.8	4.5	6.2	5.3	5.2	4.1
2002 Q1	5.7	6.3	5.3	4.2	5.5	5.3	7.8	4.1	6.0	6.5	4.9	5.7	7.4	6.8	6.5	5.2
2002 Q2	5.5	6.1	5.1	4.3	5.1	5.3	6.9	4.2	5.6	6.0	4.8	5.5	7.6	5.9	6.0	5.1
2002 Q3	5.0	5.3	4.4	3.8	4.3	4.7	5.7	3.5	5.1	4.9	4.3	4.9	7.3	5.3	5.0	4.4
2002 Q4	5.1	5.9	4.3	3.8	4.8	4.6	6.6	3.8	5.6	5.7	4.2	5.0	7.0	6.1	5.9	4.7
2003 Q1	5.8	6.5	4.9	4.3	5.2	5.3	7.2	4.6	6.3	6.5	4.8	5.9	7.4	6.8	6.7	5.2
2003 Q2	6.0	6.4	5.0	4.4	5.2	5.6	7.1	4.5	5.9	6.3	4.9	5.8	8.0	6.5	6.6	5.3
2003 Q3	5.3	5.4	4.5	3.8	4.7	5.0	6.0	3.8	5.4	5.4	4.4	5.3	7.7	5.5	5.2	4.5
2003 Q4	4.8	4.9	4.2	3.4	4.4	4.5	6.0	3.5	4.8	5.3	4.0	4.8	6.8	5.4	5.5	4.2
2004 Q1	5.9	6.1	5.2	4.2	5.4	5.4	7.1	4.2	6.0	6.4	4.8	5.9	7.8	6.7	6.6	5.0
2004 Q2	5.7	5.6	4.9	4.0	5.2	5.6	6.3	4.2	5.6	6.1	4.5	5.6	7.8	5.9	6.1	4.8
2004 Q3	4.8	4.7	4.1	3.4	4.3	4.6	5.3	3.4	4.9	5.1	3.7	5.0	7.1	4.9	5.4	3.9
2004 Q4	4.6	4.6	3.9	3.0	4.0	4.1	5.6	3.4	4.7	5.5	3.4	4.7	6.3	5.4	5.8	3.8
2005 Q1	5.5	5.5	4.7	4.0	4.7	4.9	6.2	4.0	5.5	6.5	4.4	5.5	7.1	6.4	6.3	4.8
2005 Q2	5.1	5.1	4.1	3.9	4.4	4.8	5.4	3.9	5.0	5.3	3.9	5.2	6.9	5.4	5.6	4.5
2005 Q3	4.6	4.5	3.8	3.3	4.0	4.4	4.7	3.3	4.6	4.9	3.6	4.6	6.6	5.0	4.5	3.7
2005 Q4	4.3	4.2	3.6	3.1	3.8	3.9	5.1	3.3	4.3	4.6	3.3	4.2	6.0	5.0	4.7	3.6
2006 Q1	4.8	4.9	4.1	3.4	4.2	4.4	5.7	3.7	4.9	5.5	3.8	4.8	6.3	5.6	5.4	4.2
2006 Q2	4.7	4.6	4.0	3.5	4.2	4.6	5.2	3.8	4.8	5.2	3.7	4.9	6.4	5.0	5.4	4.3
2006 Q3	4.0	3.8	3.5	3.1	3.6	4.0	4.3	3.1	4.1	4.7	3.3	4.0	6.0	4.3	4.2	3.5
2006 Q4	3.7	3.7	3.3	2.7	3.5	3.5	4.5	3.0	3.9	4.2	3.0	3.8	5.5	4.2	4.3	3.2
2007 Q1	4.1	4.3	3.8	3.1	4.0	3.9	5.0	3.4	4.4	5.2	3.5	4.4	5.8	4.8	4.7	3.9
2007 Q2	4.2	4.3	3.8	3.3	3.9	4.1	4.8	3.5	4.3	4.8	3.5	4.5	6.2	4.5	4.7	3.9
2007 Q3	3.9	3.9	3.6	2.9	3.5	3.9	4.3	3.1	4.1	4.6	3.3	4.0	6.1	4.1	3.9	3.4
2007 Q4	4.1	4.2	3.7	3.0	3.8	3.9	5.0	3.3	4.4	4.7	3.3	4.3	5.9	4.7	4.7	3.8
2008 Q1	4.7	5.1	4.6	3.6	4.4	4.7	5.9	4.0	5.6	5.6	4.1	5.3	6.7	5.4	5.4	4.4
2008 Q2	4.9	5.3	4.6	3.9	4.7	5.1	5.5	4.3	5.7	5.9	4.3	5.5	7.1	5.1	5.6	4.7
2008 Q3	4.7	5.2	4.6	3.9	4.7	5.0	5.1	4.1	5.4	5.9	4.4	5.3	7.3	4.8	4.7	4.6
2008 Q4	5.3	6.3	5.5	4.5	5.5	5.5	6.4	5.1	6.3	7.0	5.0	6.1	7.8	6.0	6.1	5.6
2009 Q1	6.7	8.5	7.4	6.0	7.3	7.2	8.6	7.2	8.5	9.2	6.7	8.3	9.2	7.7	7.9	7.9
2009 Q2	6.9	9.2	7.6	6.6	7.7	7.9	9.5	7.4	9.0	9.5	7.1	8.7	9.9	7.8	8.1	8.7
2009 Q3	6.9	8.8	7.2	6.3	7.7	8.0	8.8	7.3	8.9	8.7	6.9	8.5	10.3	7.5	7.4	8.1
2009 Q4	7.0	8.9	7.2	6.2	7.7	8.0	9.7	7.4	9.0	9.3	6.8	8.7	10.2	8.0	8.1	8.4
2010 Q1	8.3	10.0	8.5	7.2	8.7	8.8	10.6	8.3	10.0	10.3	7.9	9.8	11.0	9.5	9.2	9.6
2010 Q2	7.8	9.2	7.8	6.9	8.3	8.7	9.3	7.5	9.4	9.7	7.5	9.1	10.9	8.1	8.2	8.9
2010 Q3	7.2	8.5	7.3	6.2	8.0	8.2	8.2	6.8	8.9	9.3	7.0	8.6	10.7	7.0	7.3	8.0
2010 Q4	7.1	8.4	7.2	6.0	7.8	7.9	8.7	6.8	8.7	9.6	6.8	8.6	10.5	7.7	7.9	8.0
2011 Q1	7.1	8.3	7.5	6.2	7.6	7.8	8.5	6.8	8.7	9.6	6.9	8.6	10.0	7.8	7.7	7.7

Mortgage Lending Activity in Delaware

Delaware	2004	2005	2006	2007	2008	2009	Pct Chg; 07-09
Applications							
Purchase	28,198	35,533	31,786	25,014	14,982	12,100	-51.6%
Conventional	25,780	33,781	29,716	23,055	10,783	6,389	-72.3%
Government	2,418	1,752	2,070	1,959	4,199	5,711	191.5%
Refinance	58,776	57,880	52,644	44,634	33,275	39,858	-10.7%
Total (Purch & Refi)	86,974	93,413	84,430	69,648	48,257	51,958	-25.4%
Originations							
Purchase	20,109	23,972	21,869	16,739	10,431	8,744	-47.8%
Conventional	18,312	22,609	20,226	15,212	7,296	4,506	-70.4%
Government	1,797	1,363	1,643	1,527	3,135	4,238	177.5%
Refinance	24,906	24,458	20,974	17,773	13,774	22,668	27.5%
Total (Purch & Refi)	45,015	48,430	42,843	34,512	24,205	31,412	-9.0%
Percent Originated							
Purchase	71.3%	67.5%	68.8%	66.9%	69.6%	72.3%	8.0%
Conventional	71.0%	66.9%	68.1%	66.0%	67.7%	70.5%	6.9%
Government	74.3%	77.8%	79.4%	77.9%	74.7%	74.2%	-4.8%
Refinance	42.4%	42.3%	39.8%	39.8%	41.4%	56.9%	42.8%
Total (Purch & Refi)	51.8%	51.8%	50.7%	49.6%	50.2%	60.5%	22.0%
Hi Cost Originated							
Purchase	2,003	4,533	4,736	2,070	920	429	
Conventional	1,996	4,526	4,726	2,056	625	192	
Government	7	7	10	14	295	237	
Refinance	4,246	6,235	6,361	3,724	1,511	740	
Total (Purch & Refi)	6,249	10,768	11,097	5,794	2,431	1,169	
Pct Hi Cost Originated of All Originated							
Purchase	10.0%	18.9%	21.7%	12.4%	8.8%	5.6%	
Conventional	10.9%	20.0%	23.4%	13.5%	8.6%	4.8%	
Government	0.4%	0.5%	0.6%	0.9%	9.4%	6.4%	
Refinance	17.0%	25.5%	30.3%	21.0%	11.0%	3.6%	
Total (Purch & Refi)	13.9%	22.2%	25.9%	16.8%	10.0%	4.3%	

Mortgage Lending Activity in Maryland

Maryland	2004	2005	2006	2007	2008	2009	Pct Chg; 07-09
Applications							
Purchase	207,052	244,786	223,980	145,067	83,718	74,041	-49.0%
Conventional	190,723	237,980	216,802	136,987	55,402	33,435	-75.6%
Government	16,329	6,806	7,178	8,080	28,316	40,606	402.5%
Refinance	430,021	471,880	424,376	331,487	204,357	258,992	-21.9%
Total (Purch & Refi)	637,073	716,666	648,356	476,554	288,075	333,033	-30.1%
Originations							
Purchase	150,268	169,147	149,886	94,313	55,470	53,603	-43.2%
Conventional	137,660	164,073	144,418	88,365	35,127	23,397	-73.5%
Government	12,608	5,074	5,468	5,948	20,343	30,206	407.8%
Refinance	216,349	239,685	201,223	144,096	93,881	149,648	3.9%
Total (Purch & Refi)	366,617	408,832	351,109	238,409	149,351	203,251	-14.7%
Percent Originated							
Purchase	72.6%	69.1%	66.9%	65.0%	66.3%	72.4%	11.4%
Conventional	72.2%	68.9%	66.6%	64.5%	63.4%	70.0%	8.5%
Government	77.2%	74.6%	76.2%	73.6%	71.8%	74.4%	1.1%
Refinance	50.3%	50.8%	47.4%	43.5%	45.9%	57.8%	32.9%
Total (Purch & Refi)	57.5%	57.0%	54.2%	50.0%	51.8%	61.0%	22.0%
Hi Cost Originated							
Purchase	20,470	50,269	49,447	14,221	3,812	1,539	
Conventional	20,386	50,121	49,292	14,021	2,460	615	
Government	84	148	155	200	1,352	924	
Refinance	35,371	68,603	68,396	30,621	7,620	3,573	
Total (Purch & Refi)	55,841	118,872	117,843	44,842	11,432	5,112	
Pct Hi Cost Originated of All Originated							
Purchase	13.6%	29.7%	33.0%	15.1%	6.9%	3.3%	
Conventional	14.8%	30.5%	34.1%	15.9%	7.0%	3.0%	
Government	0.7%	2.9%	2.8%	3.4%	6.6%	3.5%	
Refinance	16.3%	28.6%	34.0%	21.3%	8.1%	2.7%	
Total (Purch & Refi)	15.2%	29.1%	33.6%	18.8%	7.7%	2.8%	

Mortgage Lending Activity in New Jersey

New Jersey	2004	2005	2006	2007	2008	2009	Pct Chg; 07-09
Applications							
Purchase	252,844	288,149	263,185	197,507	125,993	101,550	-48.6%
Conventional	237,987	279,043	255,262	187,773	100,573	61,775	-67.1%
Government	14,857	9,106	7,923	9,734	25,420	39,775	308.6%
Refinance	443,877	506,279	454,524	371,567	247,888	350,019	-5.8%
Total (Purch & Refi)	696,721	794,428	717,709	569,074	373,881	451,569	-20.6%
Originations							
Purchase	168,759	183,027	161,552	118,940	76,932	67,017	-43.7%
Conventional	159,245	177,084	156,263	112,752	61,193	40,979	-63.7%
Government	9,514	5,943	5,289	6,188	15,739	26,038	320.8%
Refinance	228,581	240,665	213,116	152,216	110,568	195,489	28.4%
Total (Purch & Refi)	397,340	423,692	374,668	271,156	187,500	262,506	-3.2%
Percent Originated							
Purchase	66.7%	63.5%	61.4%	60.2%	61.1%	66.0%	9.6%
Conventional	66.9%	63.5%	61.2%	60.0%	60.8%	66.3%	10.5%
Government	64.0%	65.3%	66.8%	63.6%	61.9%	65.5%	3.0%
Refinance	51.5%	47.5%	46.9%	41.0%	44.6%	55.9%	36.3%
Total (Purch & Refi)	57.0%	53.3%	52.2%	47.6%	50.1%	58.1%	22.0%
Hi Cost Originated							
Purchase	17,443	41,143	44,367	16,300	5,279	2,020	
Conventional	17,295	40,897	44,089	15,983	3,088	815	
Government	148	246	278	317	2,191	1,205	
Refinance	30,244	59,157	59,371	30,013	7,589	4,213	
Total (Purch & Refi)	47,687	100,300	103,738	46,313	12,868	6,233	
Pct Hi Cost Originated of All Originated							
Purchase	10.3%	22.5%	27.5%	13.7%	6.9%	3.5%	
Conventional	10.9%	23.1%	28.2%	14.2%	5.0%	2.3%	
Government	1.6%	4.1%	5.3%	5.1%	13.9%	5.4%	
Refinance	13.2%	24.6%	27.9%	19.7%	6.9%	2.4%	
Total (Purch & Refi)	12.0%	23.7%	27.7%	17.1%	6.9%	2.7%	

THE REINVESTMENT FUND
Capital at the point of impact.

About The Reinvestment Fund (TRF) The Reinvestment Fund is the leading innovator in the financing of neighborhood and economic revitalization. Central to its mission is a commitment to put capital and private initiative to work for the public good. TRF manages almost $670 million in capital and has made $1 billion in community investments, financing over 2,500 projects since its inception in 1985.

In pursuit of its mission, TRF finances homes, community facilities, schools, commercial real estate, businesses and sustainable energy projects using loan, equity and other financing tools. It supports its financing with a strong research and policy analysis capacity that has become a highly regarded source of unbiased information for public officials and private investors.

TRF's $670 million in capital comes from over 800 investors, including individuals, religious and civic groups, financial institutions, the public sector and private foundations.